

Submitted to:

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HOUSING DEMAND STUDY
WITH FAIR HOUSING COMPONENT

Submitted by:

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EXECUTIVE SUMMARY

PURPOSE

The study and report have several inter-related objectives. A first is to provide a Housing Demand Study to be considered by City officials for future program and planning efforts. A second objective is to provide a review of the fair housing situation in Lansing, as well as address a variety of federally requested information requirements. To address the two objectives, a detailed statistical profile is developed. The profile has a variety of long-term uses above and beyond the scope of this project.

FORMAT

The first Chapter is devoted to providing a thorough Census based statistical profile of population and housing in Lansing.

Chapter II addresses Census based racial demographics, and includes calculations of spatial integration indexes for the region and the community. The comparisons with Non-Lansing Ingham are particularly revealing.

Chapter III scrutinizes certain mortgage lending information that is officially available to the public.

Chapter IV reviews present fair housing laws and programs in the Lansing area.

Chapter V focuses on various special information areas requested by HUD.

Chapter VI provides projections of the Lansing housing profile for the years 2000 and 2010.

Chapter VII lists the key findings of the study and offers various recommendations. To establish a base for the recommendations, a review is made of the various positive characteristics of the Lansing housing situation, as well as those of concern.

EXECUTIVE SUMMARY

KEY INFORMATION POINTS

The report should be read in its entirety to understand the statistical basis for the findings and recommendations. A few key information items are listed here.

Population

The official Census population for Lansing in 1990 was 127,321. This represents a decline of 2.37% during the decade. The decline, while notable, was not as severe as the decline experienced in most other Michigan cities.

The Ingham County portion that does not include Lansing had a 1990 population of 159,212. This represents an increase of over 6.5% from the 1980 figure.

Families/Households

The number of families residing in Lansing has declined only modestly during the last two decades. The proportion of families that are classified as "female headed, no husband present" now represents 26.7% of Lansing families.

The total number of Census defined households increased from 49,516 in 1980, to 50,635 in 1990. The persons per household figures decreased to 2.50 in 1990, from 2.61 in 1980 and 3.06 in 1970.

Housing units

Lansing experienced a growth in the total number of housing units during the 1980s.

In 1990, owner-occupied units represented 54.8% of the occupied housing stock, and rentals 45.2%. Owner-occupied represented 66.7% in 1970, and 57.3% in 1980.

A review of the actual total number of owner-occupied units exhibits that the figure has not declined precipitously. In 20 years, the total has fallen 717 units. An expansion in the number of rental units is the main reason for the changing proportions.

EXECUTIVE SUMMARY

According to the Census, of the 53,919 housing units in Lansing, 4,957 (or 9.2%), were believed by their occupant as having been built in the 1980s, while over 55% of the housing stock was reported to be 40 years old or older.

Building permit figures, which may be a better source of the actual age of housing units than the Census data, suggest a far smaller figure (approximately 3,000) for the amount of new unit construction during the 1980s.

The dollar value of housing permits in 1989, 1990 and 1991 was significantly lower than the value in 1981, 1982, and 1983, even without a further decrease factored for an inflation adjustment.

Census figures find that of the 50,635 occupied housing units in Lansing, 28,354, or 56%, were moved into by the household within the last five years. Approximately 17% of the households had resided in the same unit for more than 20 years.

The median value of owner-occupied housing increased from \$33,200 in 1980 to \$48,400 in 1990, an increase of 45.8%. On an inflation adjusted basis, this represents a decline in real terms of approximately 8% during the decade.

Race

In 1990, Non-Hispanic Blacks comprised 18.2% of the city population while Latinos represented 7.9% of the city population. Between 1970 and 1990, the number of Blacks and Latinos in Lansing approximately doubled.

The Census found that while 18.2% of city residents were Non-Hispanic Black, 3.7% of suburban Ingham County residents were Non-Hispanic Black.

The City is home to 21% of all Whites residing in Ingham, 69% of all Blacks and 56% of all Latinos.

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Sales and lending

The Lansing Board of Realtors for the "Greater Lansing area", reports that in 1991, units sales totalled 4,042. Sales within Lansing represented 1,360 units.

Regarding the financing of units sold in the Greater Lansing Area during 1991, conventional mortgages represented 47%, FHA, FmHA and VA combined represented 30%, Miscellaneous 14%, Cash 6%, and Assumptions 3%.

The report analyzes in detail the data from Home Mortgage Disclosure Act disclosure statements covering the Lansing-East Lansing Metropolitan Statistical Area (MSA) for calendar year 1990.

Roughly four in every five loan applications were accepted and approved.

Of those reasons that were given for denial of loan applications, "credit history" was most often cited for both conventional mortgages and government-sponsored loans.

One-fourth of the home improvement loan applications from the Central City were not originated.

Fair Housing

A variety of actions have taken place in the Lansing area to address the problem of discrimination in housing practices.

The common belief among state and local officials involved in addressing fair housing problems is that individuals are reluctant to undertake the rather time-consuming effort to file formal housing discrimination complaints. Moreover, the City, State, and the non-profit agencies involved in housing are, in many cases, able to reconcile a housing problem before a formal complaint is filed.

During the period from 1987 to the summer of 1992, 30 complaints were formally filed with the Michigan Department of Civil Rights on the topic of housing within Lansing. Discrimination in apartment renting was the major complaint category.

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Homeless

The efforts of a special committee reported that 341 homeless individuals were identified in Lansing during a one-day reporting period in January, and somewhat fewer in following surveys. The information was gathered by various agencies that work daily with the homeless. The group uses the terminology that a homeless person is an individual without a permanent address.

HOUSING PROJECTIONS

A variety of influences were reviewed to derive future housing profiles for Lansing. These influences included population, household formation, adequacy, economic conditions, special populations, quality of life, governmental regulations and programs.

The Tri-County Regional Planning Commission has developed populations forecasts for Lansing of 124,486 for the year 2000 and 121,368 for the year 2010.

The consultants estimate that the persons/household will decline to 2.44 for the year 2000, and 2.39 for the year 2010. Based on the Tri-County population figures, the number of households would total 51,019 in the year 2000, and 50,782 in the year 2010. The proportion of units classified as owner-occupied will decrease slowly to 52% in the year 2000 and 49% in the year 2010.

The consultants estimate that at present, there is a latent demand of roughly 4,500 for adequate owner-occupied housing. Declining personal income is the primary reason this demand is not met.

The study estimates that there is a home improvement "shortfall" in the vicinity of \$14 million a year.

The study also estimates that 3,900 rental units are in need of some form of public and/or private attention, generally due to the rental price requiring a disproportionate amount of the monthly income of the occupant.

EXECUTIVE SUMMARY

RECOMMENDATIONS

The report offers various recommendations for consideration by City officials. Even though not a centerpiece of the analytical effort, the recommendations are viewed as natural extensions of the analysis, and hopefully will prove useful.

The recommendations are viewed as complementary to, and not a replacement for, the exhaustive lists of proposals that are being generated by the several City sponsored housing committees that have been meeting since the early spring.

The report identifies various priority areas of need and attention, including:

- Attention to middle and upper income housing.
- Regional sharing of services for special populations.
- Fair Housing vigilance.
- Reinvestment in the existing housing stock.
- Attraction of new construction.
- Attention to secondary market.
- Continued priority given to working with neighborhood associations and neighborhood needs.
- Continued advocacy for federal and state policies that enhance homeownership and rental improvements in urban areas.

It is fully understood that present and future programs must operate within the revenue constraints of the City---pleas for more funds cannot always be fulfilled. The recommendations focus on key themes, rather than the individual nuances of existing or potential programs.

Value capture

Rec. 1-1: A statement should be included in any future housing policy documents that the addition of middle income and upper income households and housing units is a formal part of the Lansing housing strategy.

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Rec. 1-2: The City should consider providing funds for a marketing effort to enhance the relative attractiveness of the community. The effort should include a component aimed at realtors; and the participation of the school district should be explored.

Rec. 1-3: For certain areas of Lansing, such as the immediate downtown area, a policy that limits or waives selected construction fees or codes for developers is appropriate.

Rec. 1-4: A portion of the homes rehabilitated with the help of City administrated financial assistance should be eligible for purchase by middle and upper middle income individuals.

Rec. 1-5: The City should continue to support and advocate for federal and state policies that enhance the viability of homeownership in urbanized communities.

Fair housing recommendations

Rec. 2-1: Outreach efforts should expand regarding fair housing services, particularly with regard to renters.

Rec. 2-2: The Community Housing Resources Board program should be expanded to include landlords.

Rec. 2-3: The CHRB realtor training program, and promotional efforts by the City, must seek to assure that Lansing is viewed as an attractive potential location for all incomes and types of households.

Rec. 2-4: Future consideration should be given to using testing procedures to better identify discrimination in the housing and lending industry.

Home and rental unit rehabilitation and weatherization, and rent subsidies

Rec. 3-1: Existing City administered rehabilitation, weatherization, and rent subsidy programs should be continued, and expanded if local revenues allow or additional state or federal funds become available.

EXECUTIVE SUMMARY

Rec. 3-2: The accessing of Section 8 assistance payments for renters should be continued, with expansion encouraged in the region.

Efforts to facilitate home ownership

Rec. 4-1: The realtor training program needs to assure that all realtors are aware of and understand all programs that facilitate homeownership.

Rec. 4-2: The City should consider guaranteeing a minimum base commission to real estate brokers for home sales in specifically defined neighborhoods.

Rec. 4-3: Efforts should be made to continue existing homeownership programs, with funding increased if possible.

Rec. 4-4: Support should be given to the concepts found in the community task force recommendations regarding homeownership programs

Rec. 4-5: The City, through the monitoring of lending records and from ongoing discussions with local financial institutions, must endeavor to assure mortgage funds are available for potential homeowners.

Regional participation

Rec. 5-1: Surrounding communities must take a greater responsibility for financing and providing programs for low income individuals.

Special needs

Rec. 6-1: Continuation of programs for the homeless, particularly transitional housing, is necessary.

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PROLOGUE

1. LANSING HISTORICALLY ACTIVE IN THE HOUSING ARENA

The City of Lansing has a long history of involvement in the housing arena. Comprehensive planning, zoning, and code enforcement efforts have been in place for many years. Formal home repair programs have been operated for over a decade, and thousands of government assisted housing units have been constructed. Earlier this year, Lansing became the first community in Michigan to receive approval from the federal Department of Housing and Urban Development (HUD) for its Comprehensive Housing Assistance Strategy (CHAS). The City was also one of the first communities in Michigan to pass a Fair Housing ordinance, and has expanded the ordinance to protect classes not protected by state or federal legislation.

The City is presently concluding a detailed review of all aspects of housing, under the umbrella of the Lansing Housing Partnership. The effort includes significant participation by key private and public sector officials representing diverse components of the housing field.

2. MULTI-COMPONENT CONSULTING STUDY

To provide further statistical information and analysis to housing strategy efforts, the City commissioned a multi-component consulting project.

A first objective of the consulting effort is to provide a "*Housing Demand Study*" to be considered by City officials for future program and planning efforts. A second objective is to provide a review of the fair housing situation in Lansing. The *Fair Housing Component* is also designed to address a variety of federally requested information requirements.

PROLOGUE

To properly address these objectives, a detailed statistical profile of population and housing trends in Lansing has been developed. The analysis also considers regional trends, and compares Lansing to other older, established, cities in Michigan. The information provided in the profile is actually a separate element of the overall effort, for the information will have uses above and beyond the specific needs of the Housing Demand Analysis and Fair Housing Component.

3. THE APPROACH OF THIS DOCUMENT

This document is developed to be descriptive in nature. A thorough effort is made to describe in verifiable statistical detail the many facets of housing in Lansing, and what those descriptions reveal concerning housing equity. Various recommendations are provided at the conclusion of the report, but are not the focus of the consulting effort. The recommendations are offered as a supplement to the many recommendations of the overall Lansing Housing Partnership effort.

4. SOURCES

The primary statistical source for the analysis is the United States Census. The consultants appreciate the limitations of the Census, particularly with regard to homeless and very low income individuals. In addition, publication of 1990 Census information by the Bureau of the Census is significantly behind schedule. A variety of key 1990 Census data is not yet available, while other important components are only now becoming available. At the time this report is written, reliable tract and block data are not available for much of the socio-economic information that relates to housing.

Furthermore, in that even the data that is available are summary data, it is not possible at this juncture to develop precise subgroupings. For example, a question involving cross-tabulations such as "contrast homeownership rates for the Black population who have households incomes above the median income, with the White population who also have incomes above the median" cannot be answered at this juncture.

PROLOGUE

Even given the limitations, however, the 1990 Census information is viewed as unquestionably the most thorough compendium of housing and population data. In addition, the Census allows reasonably consistent comparisons between decades, and between geographic areas, which reliance on solely locally generated information would not allow.

5. COMMON DATA COMPARISONS

The data points vary for each information area, based upon availability of data and the need for elaboration.

5.1 Trends

Citywide 1990 Census data are provided for each of the data areas discussed. Often, comparisons are made to the Census totals for 1980 and 1970 in order to identify significant trends. Locally generated information, such as data supplied by the Greater Lansing Board of Realtors, is utilized on occasion to further examine more recent trends.

5.2 Regional Comparisons

Important comparisons are made to the surrounding areas, particularly the "*Non-Lansing*" portion of Ingham county. The authors determined that an examination of the demographics of the remainder of Ingham was more revealing than simply a clustering of the data for three or four counties. Furthermore, by taking the additional step of dividing Lansing from the remainder of Ingham, the contrast is much more meaningful than simple a county-city comparison. To develop these statistics, it was necessary to first separate the Eaton County portion of Lansing from the remainder, then subtract this total from the total for all of Ingham. This is laborious process, but yields highly valuable insight.

The comparisons are particularly important to Fair Housing considerations. It is difficult to envision a scenario where segregation concerns in any city can be fully addressed without also addressing segregation concerns in the surrounding communities.

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5.3 Comparisons Within the City

For many issues, it is not sufficient to look only at Lansing as a whole. Therefore, extensive use is made of Census tract information. A Census tract typically totals approximately 3,000 residents, although the amount does vary.

To represent the central city portion of Lansing, twenty census tracts were chosen. Each of the tracts share geographic area with one of the present neighborhood target areas for City programs.

It is noted that a statistical problem with the Census tracts is that on the outer boundaries of Lansing, several tracts are "split tracts". These are tracts that have residents from both Lansing and other Census communities (such as East Lansing). Even though the authors use various manipulations to address the situation, it occasional can create minor problems when totalling tract data. The problem does not impact in any particularly notable manner the central city tracts, and is likely invisible to all but the most precise demographers. One additional statistical nuance of note when reviewing the track data tables is that they typically offer a row of information on the City as the total of all tracts. This information is useful for a comparison with individual tracts. In some cases, due to differences in definitions and split tracts, the reader may notice that the proportions for the entire City in the track tables may differ slightly than the summary City tables provided elsewhere in the study. In all cases it is the summary tables that provide the figures utilized by the report to represent the City as a whole.

A map of Census tracts is provided on the following page. The map appeared in the 1990 CHAS document, and displays the neighborhood strategy area boundaries.

There has been insignificant changes in Census boundaries during the last decade. One terminology change of note is simply that the tract that in previous decades was enumerated as tract 11, is now tract 65.

The authors have available a compendium of "block group" data published by the Census Bureau, for population and housing factors. The data, while useful for concerns in very specific geographic areas, is simply too ponderous to repeat in this document.

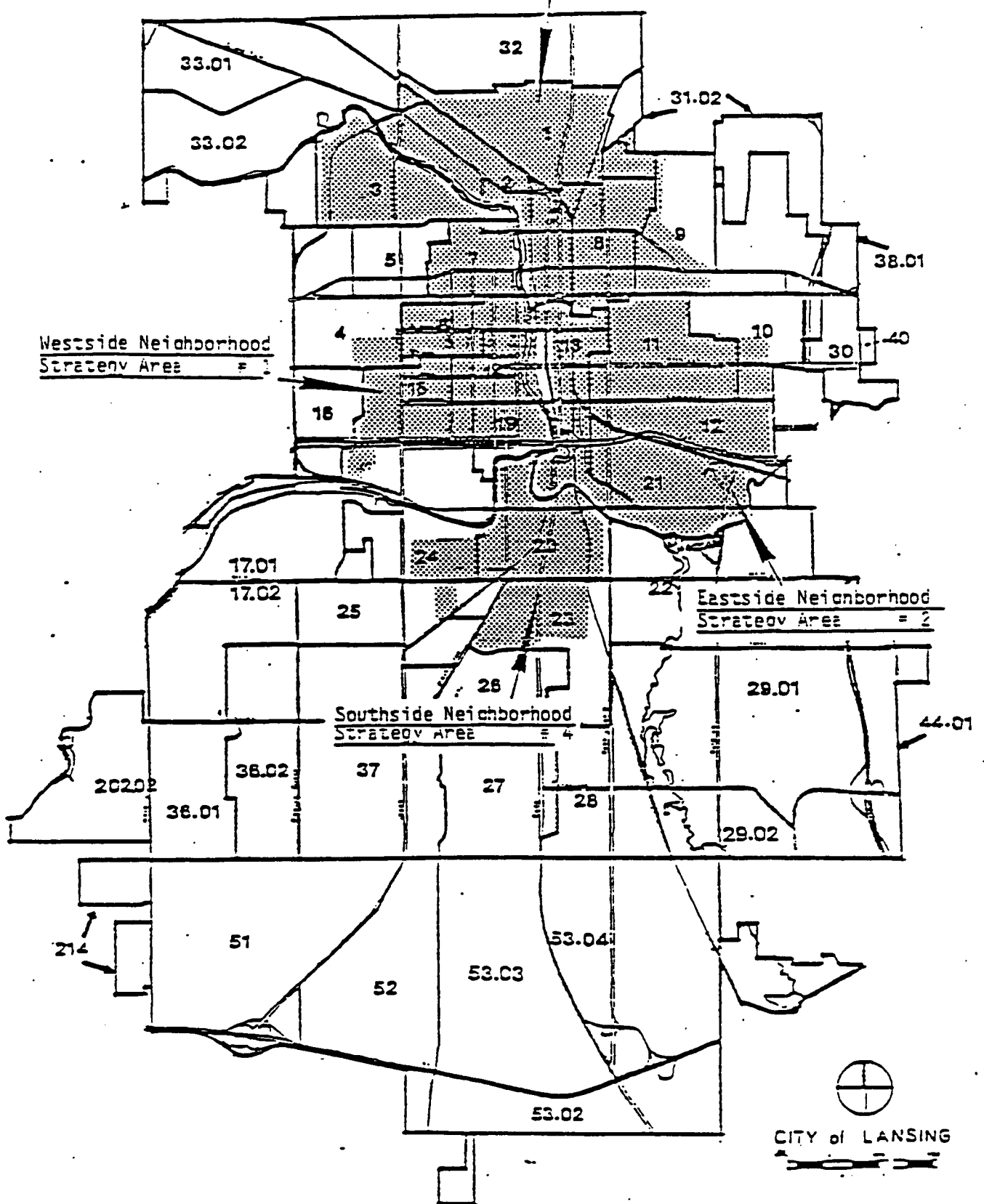
CENSUS TRACTS

Northside Neighborhood
Strategy Area = 3

Westside Neighborhood
Strategy Area = 1

Eastside Neighborhood
Strategy Area = 2

Southside Neighborhood
Strategy Area = 4



NEIGHBORHOOD STRATEGY AREAS

PROLOGUE

6. FORMAT OF THIS DOCUMENT

The first Chapter is devoted to providing a thorough Census based statistical profile of population and housing in Lansing.

Chapter II addresses Census based racial demographics, and includes calculations of spatial integration indexes for the region and the community. The comparisons with Non-Lansing Ingham are particularly revealing.

As previously noted, several of the data points in the first two Chapters are provided to meet HUD requirements. This format does not lend itself to providing a document that is particularly smooth or dynamic to read. The format does serve to assure the City and HUD that requested information facets are adequately and sincerely addressed within the constraints of data availability, and provides a data base for housing policy deliberations.

Chapter III scrutinizes certain mortgage lending information that is officially available to the public.

Chapter IV reviews present fair housing laws and programs in the Lansing area.

Chapter V focuses on various information areas requested by HUD that were not covered in the earlier sections. Of particular importance is data that a variety of non-profit agencies, have gathered regarding the homeless population of Lansing.

Chapter VI provides projections of the Lansing housing profile for the years 2000 and 2010.

Chapter VII lists the key findings of the study and offers various recommendations. To establish a base for the recommendations, a review is made of the various positive characteristics of the Lansing housing situation, as well as those of concern.

STATISTICAL PROFILE

I. STATISTICAL PROFILE

(Excluding Racial Characteristics)

This Chapter provides a profile of the present population and housing situation, and exhibits the key trends. A sound statistical base is vital to understanding housing needs, generating projections of the future, and developing recommendations. The material also is designed to meet HUD requirements. The data specifically related to race are provided in Chapter II.

The information is divided into four major groupings:

1. Population
2. Housing
3. Economics
4. Residential Building Permits

As described in the Prologue, extensive use is made of the available data from the 1990 United States Census. Census information has various limitations, and several tabulations have not yet been published, but it does provide a solid starting point for discussion and analysis. Furthermore, the relatively consistency of Census definitions is very useful for analyzing trends and making comparisons between communities.

1. POPULATION DEMOGRAPHICS

1.1. Number of Individuals

The 1990 United States Census population for the City of Lansing is 127,321. This represents a loss of 3,094, or 2.37%, during the decade of the 1980s. The decreases continue a twenty year trend, in contrast to the growth of the 1960s:

STATISTICAL PROFILE

	<u>Lansing Population</u>	<u>Decade Growth Rate</u>
1990	127,321	- 2.37%
1980	130,415	- 0.86%
1970	131,546	+22.02%*
1960	107,807	

* The 1960 to 1970 rate was impacted by annexations.

The decline during this past decade, while a concern, merits comparisons with other large established cities in Michigan:

<u>City</u>	<u>Rate of Pop. Growth in 1980s</u>
Detroit	-14.6%
Flint	-11.8%
Grand Rapids	+ 4.0%
Kalamazoo	+ 0.7%
Pontiac	- 7.2%
Saginaw	-10.3%
Warren	-10.1%

The State as a whole experienced a slight population gain of 0.4%.

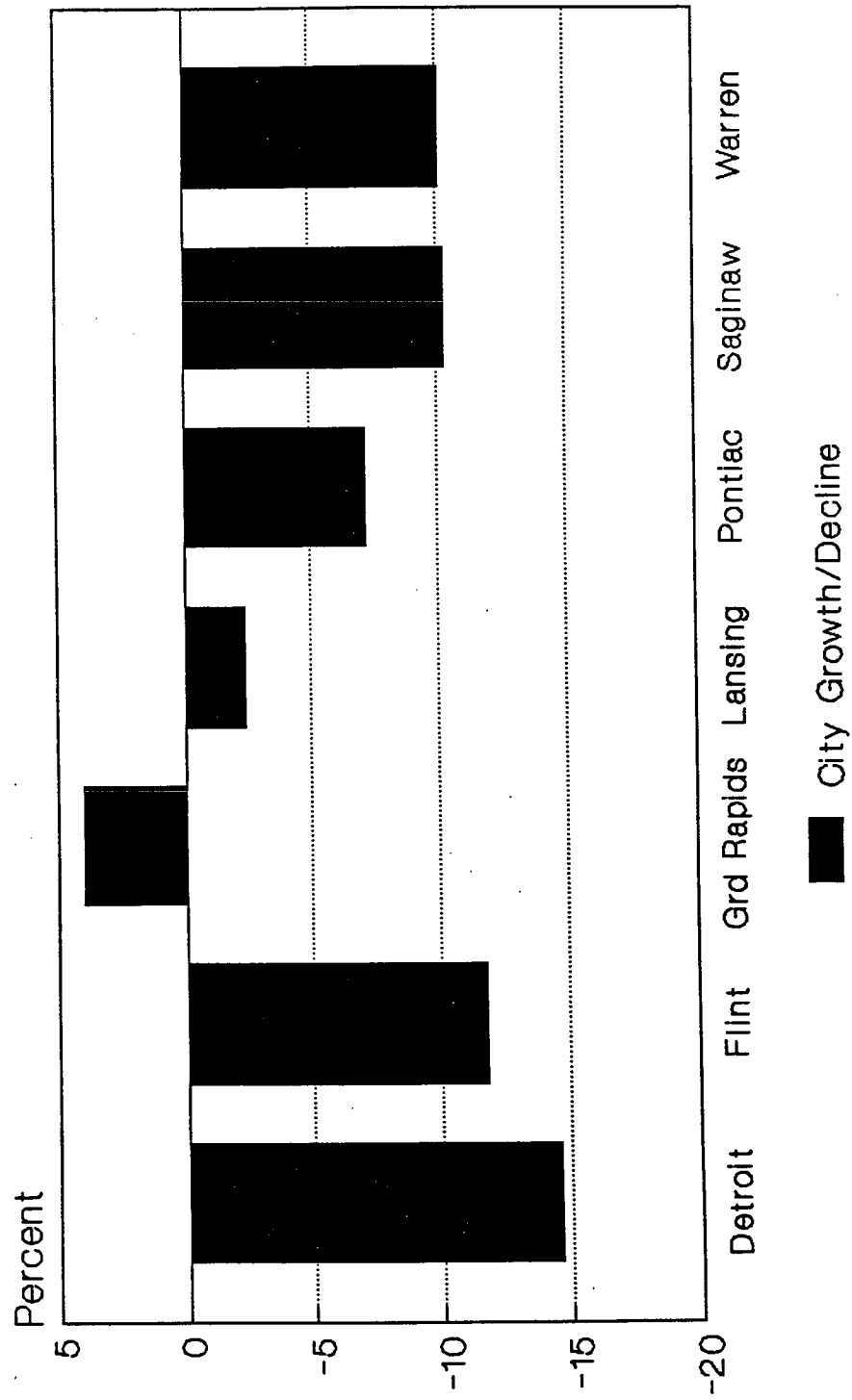
Chart I-1 portrays the various growth rates in a graphical manner.

The Ingham County portion that does not include Lansing had a 1990 population of 159,212. This represents an increase of over 6.5% from the 1980 figure of 149,546, and almost a 22% increase over the 1970 figure of 130,685. [It is again noted that when calculating "non-Lansing Ingham", an adjustment must be made for the Eaton portion of Lansing; thus totalling "Lansing" and "non-Lansing Ingham" provides a slightly higher figure than "Ingham County".]

CHART I-1

Population Growth/Decline

Michigan Cities



Michigan Consultants

STATISTICAL PROFILE

A review of "net migration" statistics is insightful. The Ingham County 1990 Census population is established at 281,912. This represents a gain of 6,392, or 2.3%, over 1980. During the 1980s, births in Ingham exceeded deaths by 27,359. Thus, a figure of over 20,000 can be derived as representing the net migration from the county during the 1980s. If such a trend were to continue, definite impacts would be felt in the housing market.

1.2. Gender and Age Population Characteristics

Table I-1 exhibits the trends in gender and age characteristics for Lansing and non-Lansing Ingham.

It is interesting that the decline in the number of males in the City during the last 20 years is approximately three times the decline in the number of females. This may relate to the increase in the number of female-headed households, which has implications for income and housing. These areas will be discussed further in a later segment of this section.

Table I-1 also exhibits the changes in age clusters. The median age in Lansing has increased rather dramatically during the last twenty years (from 24.9 in 1970 to 29.7 in 1990). This change is primarily due to the major decline in the number of children. Even non-Lansing Ingham, often thought of as a magnet for families, experienced a decline in the number of individuals age 17 and below, at the same time the total population was rising.

STATISTICAL PROFILE

TABLE I-1
Total Population, with Age and Gender Characteristics
Lansing and Ingham County---1970-1990

Characteristic	City of Lansing			Ingham County (ex. Lansing)		
	1970	1980	1990	1970	1980	1990
Population	131,546	130,415	127,321	130,681	149,546	159,212
Gender Composition						
Number of Males	63,564	62,278	60,351	65,559	73,348	77,209
Percent Male	48.3	47.8	47.4	50.2	49.0	48.5
Number of Females	67,982	68,137	66,970	65,126	76,198	82,003
Percent Female	51.7	52.2	52.6	49.8	51.0	51.5
Age Composition						
Age 0-17	47,507	38,128	34,914	38,126	35,436	34,867
Percent of Total	36.1	29.2	24.9	35.0	23.7	21.9
Age 18-64	79,714	80,877	80,236	85,853	104,927	112,015
Percent of Total	60.6	62.0	63.0	65.7	70.2	70.3
Age 65 and older	11,038	11,410	12,171	6,706	9,183	12,330
Percent of Total	8.4	8.7	9.6	5.1	6.1	7.7
Median Age (years)	24.9	26.9	29.7	22.1	23.9	27.2

STATISTICAL PROFILE

The number of individuals in Lansing age 65 and over grew from 11,410 in 1980 to 12,171 in 1990. The increase is roughly proportional to the increase in the total number of households in the city. At 9.6% of the total 1990 population, seniors clearly represent a significant portion of the Lansing population, but in balance with the senior population in all of society. From the 1970 Census to the 1990 Census, the Ingham non-Lansing age 65 and over population grew by an amount roughly five times greater than that of Lansing.

For planning purposes, it is interesting to investigate the distribution of the senior population within the City. Table I-2 examines senior figures for the 20 target tracts.

The table displays that the senior population is spread rather evenly throughout the target tracts. This tends to hold true for non-target tracts as well.

Within the target tracts only one, Tract 14, stands out. This figure is impacted by the very low population in the tract, and the presence of senior housing.

It is interesting to note that 15 of the target tracts had at least 10% of their respective populations age 65 or over in 1970, but only five had the same representation in 1990. In some tracts, the reduction was quite significant. Tract 6, for example, on the near north side of downtown, experienced a major reduction in the total number of seniors.

The highest number of seniors (672) in any Census tract was in Tract 37, in the southwest quadrant of the City. This is not a target neighborhood tract.

The 1990 Census also determined that 3,424 females age 65 and above lived alone in the City of Lansing.

STATISTICAL PROFILE

TABLE I-2

Proportion Elderly in Target Neighborhoods, 1970-1990

Tract	1970			1980			1990		
	Total Pop.	#ofElderly in Tract	Percent of Total	Total Pop.	#ofElderly in Tract	Percent of Total	Total Pop.	#ofElderly in Tract	Percent of Total
1	2,763	227	8.2	2,466	227	9.2	2,185	216	9.8
2	2,109	229	10.8	1,561	177	11.3	1,549	112	7.2
3	3,073	309	10.1	2,894	239	8.3	2,705	184	6.8
4	4,130	525	12.7	3,684	428	11.6	3,526	306	8.7
5	2,367	255	10.8	2,185	192	8.7	2,070	146	7.1
6	2,899	451	15.6	2,547	315	12.4	2,232	145	6.5
7	3,576	445	12.4	3,129	269	8.6	3,032	154	5.1
8	4,554	483	10.6	3,966	326	8.2	3,698	234	6.3
9	2,020	264	13.1	1,803	228	12.7	2,083	215	10.3
10	3,062	405	13.2	2,701	369	13.7	2,552	242	9.5
11*	5,060	604	11.9	4,167	421	10.1	4,059	245	6.0
12	3,006	299	9.9	2,660	225	8.5	2,651	169	6.4
13	1,843	199	10.8	1,629	131	8.0	1,620	198	12.2
14	134	35	26.1	229	116	50.7	196	51	26.0
15	4,153	295	7.1	2,271	221	9.7	2,583	262	10.1
16	1,811	130	7.2	1,567	137	8.7	1,273	164	12.9
19	946	90	9.5	743	68	9.2	732	70	9.6
20	5,374	626	11.6	4,815	396	8.2	4,265	210	4.9
21	3,081	326	10.6	2,609	248	9.5	2,454	167	6.8
24	4,344	601	13.8	3,809	447	11.7	3,563	334	9.4
Total or Average									
	60,305	6,798	11.3	51,435	5,180	10.1	49,028	3,824	7.8
City Total or Average									
	131,546	11,038	130,415	130,415	11,410	--	127,321	12,171	--
Percent of City Pop. Residing in Target Neighborhood									
	45.8	61.6	39.4	39.4	45.4	8.7	38.5	31.4	9.6

STATISTICAL PROFILE

1.3. Families

The number of families residing in Lansing has declined only modestly during the last two decades, but the proportion that are "*female headed, no husband present*" (for brevity the term "*female-headed*" is used) has increased in a prominent manner. The increase, however, was not as striking during the 1980s as it was in the previous decade.

City of Lansing

<u>Family Structure</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Number of families	32,983	32,339	31,428
Families with female head	3,886	6,845	8,397
Percent of total	11.8	21.2	26.7

Ingham County (excluding Lansing)

Number of families	27,393	31,760	34,587
Families with female head	1,783	3,734	4,677
Percent of total	6.5	11.8	13.5

STATISTICAL PROFILE

The proportion of female-headed families has more than doubled in the past two decades, both in Lansing and in non-Lansing Ingham. Within all of Ingham County, almost two-thirds of the female-headed households reside in Lansing.

An examination of the target neighborhood Census tracts, in Table I-3, finds that the number of female-headed households has grown only modestly within the target tracts, compared to a much higher increase for the remainder of the city. This may be due in part to the significant number of apartment units that have been constructed during the last two decades near the outer borders of the city. The figure is potentially an important consideration to social service programs that target female-headed households; it is wrong to assume that such households are clustered downtown.

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TABLE I-3

Proportion of Female Headed Households

<u>Tract</u>	<u>1970</u>			<u>1980</u>			<u>1990</u>		
	<u># FAMS</u>	<u># FHH</u>	<u>% FHH</u>	<u># FAMS</u>	<u># FHH</u>	<u>% FHH</u>	<u># FAMS</u>	<u># FHH</u>	<u>% FHH</u>
1	713	75	10.5	631	124	19.7	571	97	17.0
2	474	73	15.4	353	86	24.4	387	140	36.2
3	791	92	11.6	722	174	24.1	689	203	29.5
4	1,020	135	13.2	925	196	21.2	892	167	18.7
5	573	86	15.0	458	136	29.7	441	144	32.7
6	577	104	18.0	430	152	35.3	359	114	31.8
7	881	157	17.8	609	208	34.2	589	232	39.4
8	1,164	143	12.3	925	262	28.3	851	266	31.3
9	545	50	9.2	469	65	13.9	529	70	13.2
10	812	93	11.5	642	101	15.7	572	75	13.1
11*	1,142	160	14.0	815	214	26.3	818	203	24.8
12	726	110	15.2	575	147	25.6	594	160	26.9
13	427	87	20.4	321	124	38.6	296	115	38.9
14	7	0	0.0	23	7	30.4	3	0	0.0
15	919	290	31.6	470	234	49.8	496	181	36.5
16	428	64	15.0	407	99	24.3	359	56	15.6
19	186	22	11.8	87	24	27.6	94	29	30.9
20	1,316	201	15.3	1,076	408	37.9	951	312	32.8
21	779	146	18.7	640	180	28.1	605	156	25.8
24	1,151	132	11.5	1,012	181	17.9	923	134	14.5
Total/ Average	14,631	2,220	14.4	11,590	3,122	26.9	11,019	2,854	25.9
City Total/ Average	32,983	3,886	11.8	32,339	6,845	21.2	31,428	8,397	26.7
Percent of City									
Total	44.4	57.4	--	35.8	45.6	--	35.1	34.0	-

* Tract number changed to 65 in 1990.

Sources: U.S. Bureau of the Census (1973) Census of Population and Housing: 1970 Census Tracts, Lansing, Mich. Final Report PHC(1)-106. U.S. Government Printing Office. 1980 and 1990 tabulations from Summary Tape File 1A.

STATISTICAL PROFILE

1.4. Household Size

The size of households has been declining in Lansing, and throughout the United States.

	<u>City of Lansing</u>		
<u>Households</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total	42,643	49,516	50,635
One person	8,079	12,970	14,740
% of total	18.9	26.2	29.1
Persons/hh.	3.06	2.61	2.50

The persons per household trend has a potentially profound impact on projections regarding need and desires for various types of housing in the future.

Presently available Census information does not allow for a specific examination of families with children.

1.5. Disability

The Census information thus far has only provided "disability" information for individuals age 16 or above. Even that information is available on only a citywide basis, and is subject to significant revision by the Census Bureau.

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The table below summarizes the Census disability information for Lansing. The group is limited to "civilian, noninstitutionalized persons."

TABLE I-4
Census Derived Disability Data

Persons 16 to 64	82,712
With a mobility or self-care limitation	10,895
With a mobility limitation	8,717
With a self-care limitation	3,368
With a work disability	8,837
In labor force	4,021
Prevented from working	3,950
 Persons 65 and over	 11,914
With a mobility or self-care limitation	4,723
With a mobility limitation	4,171
With a self-care limitation	1,565

Of what was traditionally considered the "working age population," over one in eight reports a mobility or self-care limitation.

Of the entire group age 16 or over, 12,888 report a mobility limitation. This is an important consideration for building codes and transportation planning. It is also reiterated that the figure does not include individuals age 15 or below.

It is important to note that the Bureau of the Census has discovered inaccuracies in the disability data nationwide. It cannot be determined if the data thus far released for Lansing is deficient. The disability area is one where future Census releases, which may not be available until 1993, will provide much more detailed and targeted information.

STATISTICAL PROFILE

2. HOUSING FIGURES

The changes in housing during the past two decades have certain similarities to those discussed regarding population. The comparative figures for total housing units are not dramatically different from one Census to the next, but a review of the various components finds enlightening information. The changes in Lansing, while significant, are not nearly as arresting as experienced by other older, established communities in Michigan.

A comment is needed regarding the Census data. The consultants found that the data for 1980, and particularly 1970, for housing units was in certain cases not identical when the written publications were compared to the computer tapes. The differences are generally only a few units, but this does mean that some of the tables and charts, which utilize both the materials from the written publications and the computer tapes, will at times contain very slight inconsistencies when past decades are referenced.

2.1. Number of Units

Even though the population of Lansing declined, the total number of housing units increased between the 1980 and 1990 Census tabulations.

A 3.8% growth in the total number of units occurred during the decade, with an imposing 19% increase since 1970. The non-Lansing portion of Ingham experienced a very striking 56.6% increase in the total number of units during the 20 year period.

Within the target neighborhoods, Tract 15, on the southeast quadrant of the downtown, experienced one of the greatest increases in the total number of units during the past decade (from 993 to 1,339, or over 35%). Major decreases were rare, with Tract 7 losing approximately 10% of its units.

Table I-5 provides the total unit figures for the city and for the target tracks. Figures are provided from the last three Census periods. The Table also provides vacancy information.

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TABLE I-5

Housing Units and Vacancy Status, in Target Neighborhoods

<u>Tract</u>	<u>1970</u>			<u>1980</u>			<u>1990</u>		
	<u># HUs</u>	<u># Vacant</u> <u>HUs</u>	<u>Vacancy</u> <u>Rate</u>	<u># HUs</u>	<u># Vacant</u> <u>HUs</u>	<u>Vacancy</u> <u>Rate</u>	<u># HUs</u>	<u># Vacant</u> <u>HUs</u>	<u>Vacancy</u> <u>Rate</u>
1	884	31	3.5	881	32	3.6	873	42	4.8
2	755	57	7.5	677	73	10.8	643	62	9.6
3	1,018	33	3.2	1,072	39	3.6	1,069	65	6.1
4	1,383	49	3.5	1,402	51	3.6	1,388	62	4.5
5	787	31	3.9	743	30	4.0	715	71	9.9
6	1,581	187	11.8	1,372	95	6.9	1,264	183	14.5
7	1,680	122	7.3	1,659	146	8.8	1,489	217	14.6
8	1,587	78	4.9	1,441	86	6.0	1,327	121	9.1
9	696	20	2.9	708	30	4.2	911	44	4.8
10	1,125	45	4.0	1,115	35	3.1	1,151	67	5.8
11*	2,031	171	8.4	1,934	103	5.3	1,833	145	7.9
12	1,013	63	6.2	1,007	38	3.8	1,039	102	9.8
13	881	82	9.3	818	86	10.5	887	129	14.5
14	94	9	9.6	195	16	8.2	141	4	2.8
15	1,648	241	14.6	993	133	13.4	1,339	141	10.5
16	502	13	2.6	500	15	3.0	493	21	4.3
19	605	62	10.3	500	75	15.0	458	42	9.2
20	2,164	155	7.2	2,069	167	8.1	1,860	181	9.7
21	1,015	56	5.5	977	55	5.6	961	65	6.8
24	1,550	53	3.4	1,511	43	2.9	1,480	72	4.9
Total/ Average	22,999	1,531	6.7	21,574	1,348	6.2	21,321	1,836	8.6
City Total/ Average	45,300	2,634	5.8	51,948	2,414	4.6	53,919	3,284	6.1
Percent of Total/ Average	50.8	58.1	-	41.5	55.8	-	39.5	55.9	-

* Tract number changed to 65 in 1990.

Sources: U.S. Bureau of the Census (1973) **Census of Population and Housing: 1970 Census Tracts, Lansing, Mich.** Final Report PHC(1)-106. U.S. Government Printing Office. 1980 and 1990 tabulations from Summary Tape File 1A.

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2.2. Vacancy Rates

As the previous table exhibited, the vacancy rate for Lansing housing increased to 6.1% for 1990. The homeowner vacancy rate was only 1.5% however, while the vacancy rate for rental units was 6.8%. These compare favorably with the statewide averages of 1.3% for owner-occupied housing, and 7.2% for rental units. Approximately three-quarters of all vacant units can be classified as "rental", although a more precise calculation is not possible until additional Census data is released.

The target neighborhoods experienced a vacancy rate of 8.6%, compared to the remainder of Lansing that experienced a rate of 4.6%.

Four of the target neighborhoods (6, 7, 13, & 15) experienced double digit rates in 1990, while 1980 also had four tracts in the target neighborhoods with double digit rates. The largest numerical increase in vacancies since 1980 occurred in tract 6, with an increase of 88 units in the 10 year period. Interestingly, the tract actually had only a slightly higher number of vacant units in 1970 (187 versus 183), but the total number of units in the tract decreased by 317 during the 20 year period. This may be attributable both to destruction and to conversion of housing units to office space in the near downtown area. Tract 19, on the south side of downtown, exhibited the greatest improvement in vacancy rate during the 1980s. The City has been actively involved in the tract.

2.3. Owner and Renter Occupied

A concern for Lansing officials---indeed, for officials in all older cities---is the trend toward an increasing proportion of the housing stock becoming renter-occupied. This is not to suggest that rental units are intrinsically bad for a community. Concern does exist (whether justifiable or not) that if a large portion of the housing stock in a community is controlled by absentee owners, there exists a greater danger of a general loss of physical maintenance and reinvestment.

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A careful examination of the Lansing data suggests that while a downward trend is occurring in Lansing, owner-occupied housing is not disappearing, and Lansing is probably in a better situation than most other older cities in Michigan. These statistics are carefully examined here.

—Proportion trend

The trend in proportions over the last two decades is evident:

Percentage of All Occupied Housing Units in Lansing

	<i>Owner-Occupied</i>	<i>Renter-Occupied</i>
1970	66.7%	33.3%
1980	57.3%	42.7%
1990	54.8%	45.2%

—Changes in the number of units

The *total number* of owner-occupied units, however, has not changed radically (particularly remembering that the total population decreased by 4,225 from 1970 to 1990).

Number of Owner-Occupied Units in Lansing

1970	28,454
1980	28,353
1990	27,737

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A net loss in 20 years of 717 certainly does not suggest a death knell for owner-occupied housing within Lansing.

The trend toward a higher proportion of rental units does not stem from a loss of owner-occupied units, but from a significant increase in the number of renter-occupied units, most particularly between the years 1970 and 1980.

Number of Renter-Occupied Units in Lansing

1970	14,200
1980	21,143
1990	22,898

The total number of units, owner and rental, in Lansing increased by 1,971 between 1980 and 1990, and by 8,619 between 1970 and 1990. Annexations have some impact on the increase of the 1970's, plus there have been some modifications in Census definitions (such as regarding seasonal housing) that marginally impact the figures. Yet, the fact that there has been unit growth in the face of declining population is conspicuous.

Generally speaking, the demand for new units stems in large part from the declining number of persons per household. Even though some of the units added to the housing stock may be less than ideal, the total net increase in the number of units since 1970, while the population is declining, is not a sign of a stagnant housing situation.

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--Comparison with other Michigan cities

Of interest are the owner-occupied trends in other Michigan cities. The following chart suggests that Lansing has not experienced the level of decline experienced in other older cities:

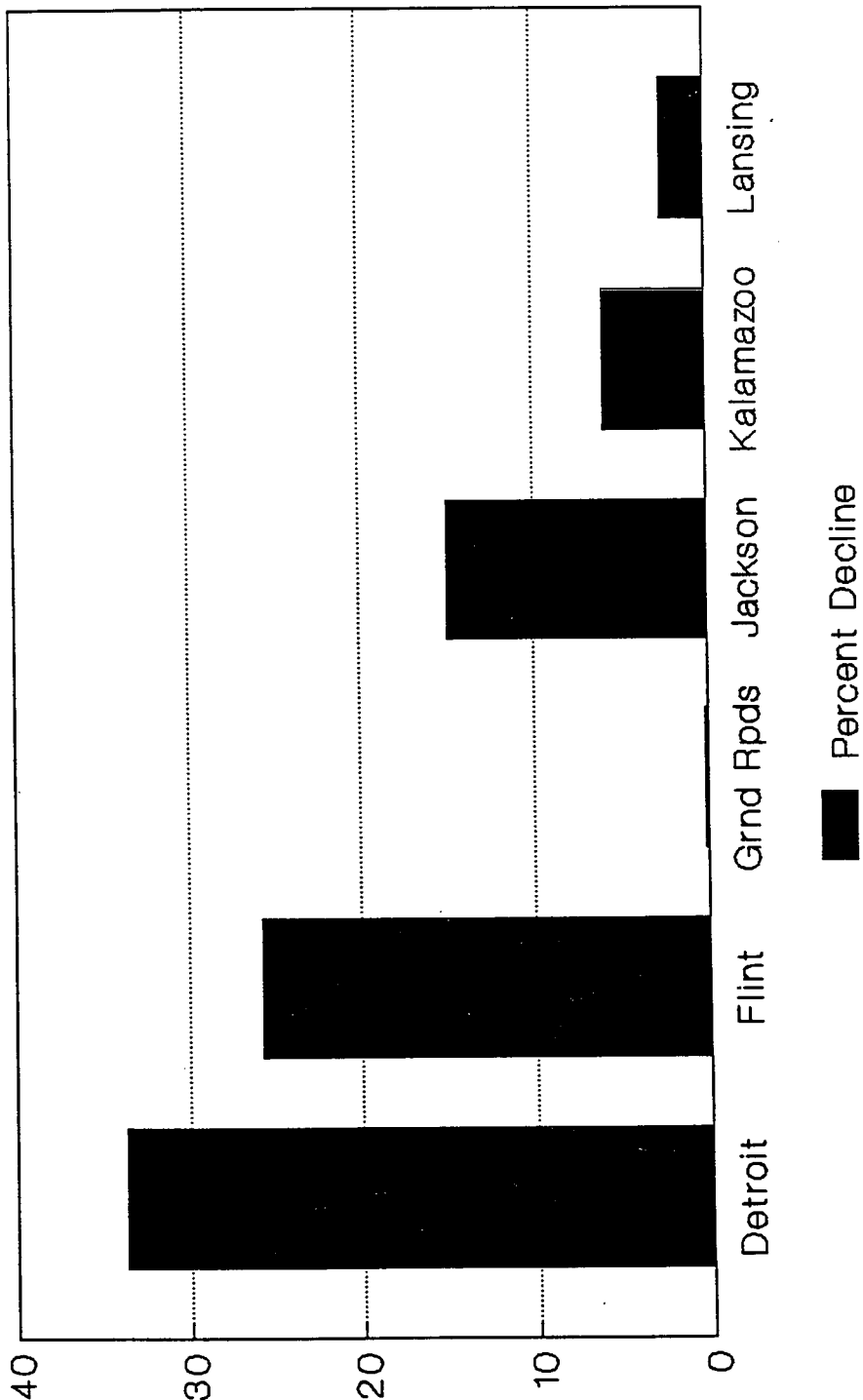
<u>City</u>	<u>Percent decline in total number of owner-occupied units 1970 to 1990</u>
Detroit	33.7%
Flint	25.7%
Grand Rapids	.1%
Jackson	15.0%
Kalamazoo	5.9%
Lansing	2.5%

It is notable that Grand Rapids, which of all established cities likely had the best economic growth, also had a net decrease in the total number of owner-occupied units.

The figures are provided in a graphical format in Chart I-2.

Lansing can take some comfort in the fact that the base number of owner-occupied units has not decreased dramatically, certainly far less than in many other cities. Furthermore, given the decrease in household size and the difficulty in land assembly that all cities face in attempting to site new subdivisions, the trend for Lansing is no worse than what might have been anticipated and, perhaps, is even better than expected.

CHART I-2
Decline in # of Owner-Occupied Units
1970 to 1990



Michigan Consultants

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-Non-Lansing Ingham

Even though the problem citywide may not be as drastic as may be faced elsewhere, a comparison with the non-Lansing Ingham figures is very revealing. During the 20 year period when Lansing was holding its own by losing "only" 717 owner-occupied units, non-Lansing Ingham was gaining over 11,500 owner-occupied units. These newer units make contributions to overall housing value, housing quality and property tax income. The growth cannot be attributed to the location of any mammoth job centers, such as large factories, in the eastern portion of the county.

-Owner/Rental changes in target tracts

It is valuable to examine the target neighborhood tracts to determine if more dramatic changes are occurring within Lansing itself. Table I-6 exhibits the proportion of renter occupied housing in target neighborhoods for the last three Census periods. Each of the target neighborhood tracts has experienced an increase in the proportion of rental occupied housing, although in a few cases the actual number of rental units has decreased. As mentioned in the Prologue, due to differences in definitions, the percentages for the "City total" in the track analysis will differ somewhat from the proportions previously introduced in the city summary tables.

It is evident, however, that Lansing's growth in the total number of rental units has occurred primarily outside the target neighborhoods. In 1970, the five tracts with the largest number of rental units (6, 7, 11, 15 & 20) were responsible for more than 55% of the rental units in the target neighborhoods, and 37% of all rental units in the City. The figures for the five largest, in terms of rental units, target neighborhood tracts in 1990 account for 48% of the rental units in the target tracts, and 22% of the citywide total.

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TABLE I-6

RENTER OCCUPIED HOUSING IN TARGET NEIGHBORHOODS

Tract	1970			1980			1990		
	# Occ	# Renter	Renter	# Occ	# Renter	Renter	# Occ	# Renter	Renter
		Occup	Occup		Occup	Occup		Occup	Occup
	HUs	HUs	Rate	HUs	HUs	Rate	HUs	HUs	Rate
1	853	196	23.0	849	213	25.1	831	218	26.2
2	698	372	53.3	604	323	53.5	581	345	59.4
3	985	236	24.0	1,033	364	35.2	1,004	422	42.0
4	1,334	265	19.9	1,351	314	23.2	1,326	346	26.1
5	756	242	32.0	713	273	38.3	644	279	43.3
6	1,394	1,094	78.5	1,277	1,068	83.6	1,081	918	84.9
7	1,558	1,077	69.1	1,513	1,105	73.0	1,272	974	76.6
8	1,509	531	35.2	1,355	638	47.1	1,206	587	48.7
9	676	120	17.8	678	161	23.7	867	319	36.8
10	1,080	236	21.9	1,080	308	28.5	1,084	385	35.5
11*	1,860	986	53.0	1,831	1,097	59.9	1,688	997	59.1
12	950	275	28.9	969	411	42.4	937	442	47.2
13	799	629	78.7	732	611	83.5	758	677	89.3
14	85	81	95.3	179	175	97.8	137	133	97.1
15	1,407	981	69.7	860	569	66.2	1,198	958	80.0
16	489	73	14.9	485	85	17.5	472	75	15.9
19	543	477	87.8	425	388	91.3	416	395	95.0
20	2,009	1,102	54.9	1,902	1,178	61.9	1,679	1,080	64.3
21	959	293	30.6	922	334	36.2	896	367	41.0
24	1,497	287	19.2	1,468	341	23.2	1,408	353	25.1
Total/									
Average	21,441	9,553	44.6	20,226	9,956	49.2	19,485	10,270	52.7
City									
Total/									
Average	42,643	14,189	31.3	49,516	21,163	40.8	50,635	22,898	42.5
Percent									
of Total/									
Average	50.3	67.3	-	40.8	47.0	-	38.5	44.9	-

* Tract number changed to 65 in 1990.

Sources: U.S. Bureau of the Census (1973) Census of Population and Housing: 1970 Census Tracts, Lansing, Mich. Final Report PHC(1)-106. U.S. Government Printing Office. 1980 and 1990 tabulations from Summary Tape File 1A.

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-Conversions

An important concern is the conversion of owner-occupied housing to rental housing. This is particularly true if the conversion came not because of long term financial planning decisions by previous homeowners who want to be landlords, but because a house could not be sold at a reasonable price, forcing a rental situation. It is not possible to directly ascertain the number of conversions from the Census data that is presently available. We know that the number of owner-occupied houses decreased by over 600 units during the last decade. It is likely that many were converted to rental units. Yet, given demolitions, and that some new units were built, a specific number is elusive. The publication of additional Census data is needed to offer a more precise estimate regarding conversions.

2.4. Single Family Units

Closely related to the trends in rental and owner-occupied housing are the trends experienced by single family units (both owner and rental) and multiple family units. As with owner-occupied units, the proportion of single family units has declined over the twenty year period, although the absolute number of units has not.

Table I-7 exhibits the single family unit trends for the target neighborhood tracts, as well as the city totals.

The figures parallel the findings of the owner-occupied statistics. A reduction is occurring, and is a source of concern, but the pace has been gradual.

A conversion from owner-occupied to rental will not always mean a change from single family to multiple family; however, the subdivision of large older houses into apartments is known to occur with some frequency in Lansing. In some cases, the owners leave; in others, they stay in one portion of the building. In the latter situation, the "owner-occupied" figure is not impacted, but a "renter-occupied" unit is added. If this situation occurred frequently, the impact would be felt in the single family unit table. Thus far, Census figures do not find that massive reductions in single family housing have occurred.

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TABLE I-7
SINGLE FAMILY UNITS IN TARGET NEIGHBORHOODS

<u>Tract</u>	<u>1970</u>			<u>1980</u>			<u>1990</u>		
	<u># HUs</u>	<u># Single HUs</u>	<u>Percent</u>	<u># HUs</u>	<u># Single HUs</u>	<u>Percent</u>	<u># HUs</u>	<u># Single HUs</u>	<u>Percent</u>
1	884	799	90.4	881	801	90.9	873	833	95.4
2	755	366	48.5	677	339	50.1	643	341	58.7
3	1,018	924	90.8	1,072	937	87.4	1,069	951	94.7
4	1,383	1,174	84.9	1,402	1,246	88.9	1,388	1,237	93.3
5	787	616	78.3	743	628	84.5	715	578	89.8
6	1,581	406	25.7	1,372	299	21.8	1,264	262	24.2
7	1,680	461	27.4	1,659	496	29.9	1,489	495	38.9
8	1,587	1,168	73.6	1,441	1,069	74.2	1,327	1,019	84.5
9	696	642	92.2	708	651	92.0	911	738	85.1
10	1,125	1,031	91.6	1,115	1,012	90.8	1,151	1,033	95.3
11*	2,031	1,006	49.5	1,934	1,028	53.2	1,833	968	57.4
12	1,013	914	90.2	1,007	882	87.6	1,039	914	97.6
13	881	231	26.2	818	191	23.4	887	185	24.4
14	94	6	6.4	195	0	.0	141	3	2.2
15	1,648	607	36.8	993	495	49.9	1,339	485	40.5
16	502	481	95.8	500	473	94.6	493	469	99.4
19	605	71	11.7	500	48	9.6	458	27	6.5
20	2,164	1,038	48.0	2,069	1,095	52.9	1,860	983	58.6
21	1,015	901	88.8	977	876	89.7	961	834	93.1
24	1,550	1,314	84.8	1,511	1,338	88.6	1,480	1,313	93.3
Total/ Average	22,999	14,156	61.5	21,574	13,904	64.4	21,321	13,668	64.1
City Total/ Average	45,300	32,679	72.8	51,948	35,395	68.1	53,919	32,979	61.2
Percent of Total/ Average	50.8	43.3	-	41.5	39.3	-	39.5	41.4	-

* Tract number changed to 65 in 1990.

Sources: U.S. Bureau of the Census (1973) **Census of Population and Housing: 1970 Census Tracts, Lansing, Mich.** Final Report PHC(1)-106. U.S. Government Printing Office. 1980 and 1990 tabulations from Summary Tape File 1A.

STATISTICAL PROFILE

2.5. Age of Housing Stock

The Census, from the one in six long-form questionnaire data, has recently reported age of housing data. The following table can be developed:

<u>Year structure built</u>	
<u>Time period</u>	<u>Units</u>
1989 to March 90	426
1985 to 1988	1,825
1980 to 1984	2,706
1970 to 1979	8,492
1960 to 1969	10,632
1950 to 1959	8,804
1940 to 1949	6,544
1939 or earlier	14,490

	53,919

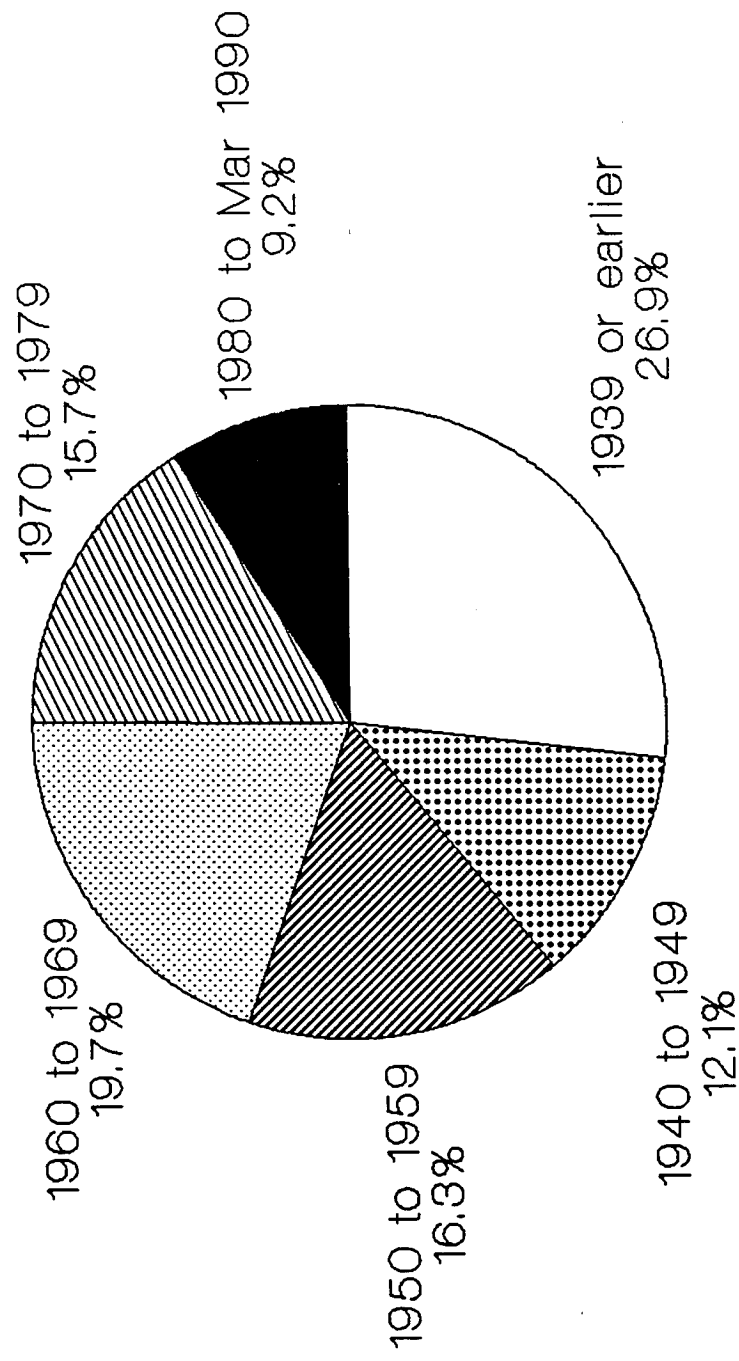
It should be first noted that the original source of the age estimates are the residents, and thus the data is subject to the errors that might be expected when such estimates are made.

The table suggests that over 55% of the Lansing housing stock is 40 years old or older. The relative proportions are portrayed in graphical form in Chart I-3.

Even though it may be believed that in many cases older units are better constructed than some newer units, concern must exist that the housing stock is not being adequately replenished through new construction. This issue will be revisited in other segments of the report.

CHART I-3

Age of Lansing Housing Stock



Michigan Consultants

STATISTICAL PROFILE

The Census figures that report the addition 4,957 new units (including both owner and rental) during the decade of the 1980s suggest that there is definitely new development activity. The figure is lower, however, than previous decades, and represents less than 10% of the total stock. Even more importantly, the building permit figures, which may be a better source of the actual age of housing units, exhibit a far smaller figure (approximately 3,000) for the amount of new construction during the 1980s.

A division between rental and owner is not yet available.

Specific figures for non-Lansing Ingham are not yet available, but reasonable extrapolations can be made by estimating the Eaton portion of the Lansing area, and using Ingham totals. During the 1980s, non-Lansing Ingham added approximately 10,200 new units.

2.6. Year Unit Moved Into

Census figures find that of the 50,635 occupied housing units in Lansing, 28,354, or 56%, were moved into by the household within the last five years. Approximately 17% of the households had resided in the unit for more than 20 years.

These figures are an important consideration for housing planning and for fair housing initiatives. There may be a tendency to view an established city as having a static housing market, since the amount of new construction is not as dynamic as many suburbs. Yet, a review of the statistics shows enormous mobility and activity. This activity provides an opportunity for programs to make an impact on the lives of citizens.

STATISTICAL PROFILE

2.7. Value of Owner-Occupied Housing

The median value of "*specified owner-occupied*" housing in Lansing increased during the 1980's, but at a rate below the rate of inflation. "*Specified*" units do not include certain types of units that may be included in the count of total units, such as a unit that includes a commercial establishment on the property.

Table I-8 displays that the median value increased from \$33,200 in 1980 to \$48,400 in 1990, an increase of 45.8%. The Census Bureau reports, however, that the Consumer Price Index increased by 59% nationally. Converting 1980 dollars into 1990 dollars finds that \$33,200 in 1980 is worth \$52,788 in 1990 dollars. Using these figures, the median value in Lansing decreased by approximately 8% during the decade.

The median value is diverse depending upon the area of the city. In Tract 17.01, a small tract near Moores River Park, the median value is \$109,800. A nearby tract, 17.02, possesses a median value of \$79,400. Tract 31.02, the northern Groesbeck area, has a median value of \$85,200.

At the other end of the spectrum, Tract 20, on the southside, has a median value of \$29,100, and tract 13, on the near eastside, has a median value of \$28,500. The median value and rent median for the target neighborhood tracts are provided in Table I-8.

A median for all target neighborhoods is not shown, due to statistical concerns when "averages of averages" are calculated, even when attention is given to proper weighting. It is relevant to note that only four of the target neighborhood tracts (4, 14, 16, & 19) have medians above the citywide median of \$48,400.

A key figure for city officials, and for moderate income individuals, is the number of houses below a certain value. The Census reports that 13,074 of the specified owner-occupied units were valued at "less than \$50,000", not a particularly useful figure. Lower value cohorts are not presently available.

STATISTICAL PROFILE

TABLE I-8

1990 Median Value of Specified Owner-Occupied Units and Median Contract Rent
Target Neighborhood Tracts--City of Lansing

<u>Tract #</u>	<u>Median Value</u>	<u>Median Rent</u>
1	\$ 34,300	\$ 342
2	\$ 37,500	\$ 268
3	\$ 33,800	\$ 339
4	\$ 49,600	\$ 356
5	\$ 34,800	\$ 356
6	\$ 41,600	\$ 343
7	\$ 36,700	\$ 331
8	\$ 29,800	\$ 337
9	\$ 43,900	\$ 393
10	\$ 43,400	\$ 379
11/65	\$ 38,300	\$ 328
12	\$ 30,000	\$ 355
13	\$ 28,500	\$ 273
14	\$ 67,500	\$ 157
15	\$ 37,300	\$ 320
16	\$ 64,200	\$ 358
19	\$ 50,000	\$ 310
20	\$ 29,100	\$ 327
21	\$ 33,800	\$ 326
24	\$ 45,100	\$ 367

STATISTICAL PROFILE

2.8. Contract Rents

The Census defines "contract rent" as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit "at the time of enumeration."

The median contract rent for specified renter-occupied housing units in Lansing for the 1990 Census was \$356. The median for 1980 was \$213, or \$339 in 1990 dollars. The median rent therefore, in terms of constant 1990 dollars, can be viewed as having increased by roughly 5 percent. It is difficult to attribute this to any one factor. The number of households has increased, but rental vacancy rates were higher in 1990 than in 1980, thus demand alone is a questionable factor. More likely, the many new units built in Lansing but away from the downtown area have higher rents, thus increasing the median as the new units were opened. Table I-8 detailed the median rents for the target neighborhood tracts. Four tracts have a higher rate than the citywide median.

Median rents vary throughout the city, tending to coincide with the value of owner-occupied units. Tract 17.01 possesses one of the highest median monthly rents, at \$495. Tract 29.01 possesses a median of \$458. Tract 33.02, on the far northwest side of the city, has a median of \$511 per month, but there are only 37 specified renter occupied units in the tract.

Tract 14 has a conspicuously low rate of \$157, but this is influenced by the senior citizen housing within the boundaries.

Rent affordability is discussed in another segment.

STATISTICAL PROFILE

2.9. Mortgage Status and Costs

The recently published data from the Census Summary Tape File #3 includes information regarding citywide mortgage costs. In completing the questions for the Census survey, the household is asked to include in these estimates such items as utilities and property taxes, and insurance. Table I-9 on the following page details the available data.

It is first notable that over one-fourth of the specified owner-occupied homes do not have a mortgage. It is speculated that these primarily are the homes of longer term residents that have paid off the original mortgage. Of those with a mortgage, 5,756 report monthly costs of less than \$500, and 461 report below \$300.

When compared to household income, one in eight of the specified owner-occupied homes report that costs are greater than 35% of income. Almost one-fourth report costs being greater than 25% of income.

STATISTICAL PROFILE

TABLE I-9

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Specified owner-occupied housing units	25,429
With a mortgage	17,076
Less than \$300	461
\$300 to \$499	5,295
\$500 to \$699	6,212
\$700 to \$999	4,131
\$1,000 to \$1,499	863
\$1,500 to \$1,999	92
\$2,000 or more	22
Median (dollars)	\$584
Not mortgaged	8,353
Less than \$100	116
\$100 to \$199	2,373
\$200 to \$299	4,205
\$300 to \$399	1,130
\$400 or more	529
Median (dollars)	\$236

**SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE
OF HOUSEHOLD INCOME IN 1989**

Specified owner-occupied housing units	25,429
Less than 20 percent	15,577
20 to 29 percent	3,615
25 to 29 percent	2,353
30 to 34 percent	895
35 percent or more	2,853
Not computed	136

STATISTICAL PROFILE

2.10. Gross Rent

The citywide gross rent information is provided in Table I-10. Note that the median "gross rent" differs from the median "contract rent," due to the inclusion of such things as fuel costs that are not part of the rent paid to the landlord. Vacant units are not included in the calculation.

Over one-half of the units fall into the \$300 to \$499 category. 4,402 units report gross rent of less than \$300 per month. A substantial portion of these units may be government-subsidized.

It is prominent that over one-third of the units are reported to command more than 35% of the monthly income of the renter.

STATISTICAL PROFILE

TABLE I-10

GROSS RENT

Specified renter-occupied housing units	22,700
Less than \$200	1,966
\$200 to \$299	2,436
\$300 to \$499	12,669
\$500 to \$749	4,872
\$750 to \$999	328
\$1,000 or more	22
No cash rent	407
Median (dollars)	\$399

**GROSS RENT AS A PERCENTAGE OF
HOUSEHOLD INCOME IN 1989**

Specified renter-occupied housing units	22,700
Less than 20 percent	7,032
20 to 24 percent	2,951
25 to 29 percent	2,398
30 to 34 percent	1,548
35 percent or more	7,800
Not computed	971

STATISTICAL PROFILE

2.11. Conditions

The information gathered by the City provides better indications of the extent of substandard housing than the Census. Historical indicators, such as the lack of indoor plumbing, are no longer seen as valid indicators of the condition of the overall housing stock. It is interesting to review the Census figures that relate to housing, for they do provide a degree of consistency for comparing the present situation with previous decades.

Table I-11 offers data regarding three traditional measures of housing conditions: overcrowding, lack of plumbing, and lack of kitchen. As noted above, these measures are not as useful as 20 years ago, but merit some consideration.

A common statistical surrogate for "overcrowding" is the presence of more than 1.01 persons per room. Obviously, there are instances of housing designs where such a situation is not overcrowding, but as a regional or citywide indicator, the statistic has value. It is noteworthy that while the percent of units that were overcrowded decreased significantly during the 1970s, the number has edged up during the last decade. This is likely attributable to the increased number of families living below the poverty level. Units lacking plumbing have been very significantly reduced during each of the past two decades. Units lacking kitchen facilities have also decreased significantly.

It is notable that past Census results have found that owner-occupied housing units represent a significantly greater proportion of substandard units than renter-occupied housing. City officials have expressed the belief that this is the case today. Owner-occupied housing may represent a more difficult challenge for code enforcement than rental units.

STATISTICAL PROFILE

TABLE I-11

**HOUSING CONDITIONS
CITY OF LANSING--1990 Census**

	<u>1970</u>	<u>1980</u>	<u>1990</u>
# of Occupied Units	42,643	49,516	50,635
# of Units with more than			
1.01 persons/room	2,756	1,557	1,731
Percent	6.5%	3.1%	3.4%
# of Units lacking plumbing for exclusive use	1,304	726	175
Percent	3.1%	1.5%	0.3%
# of Units lacking kitchen facilities	714	630	241
Percent	1.7%	1.3%	0.5%

STATISTICAL PROFILE

3. ECONOMICS

At the point when this document is being produced, the information available from the Census regarding economics is very limited. The figures that have become available do provide useful totals, however, but the information does not allow divisions by geographic tract or by race.

3.1. Median Income

The median household income recorded by the 1990 Census for residents of the city of Lansing was \$26,388. The actual "year" the income figures represent is 1989. In terms of constant dollars, the figure represents approximately a 7.2% decrease in purchasing power during the decade. The Census data on household income can be divided within the following cohorts:

<u>Household Income</u>	<u>Units</u>
Less than \$5,000	3,971
\$5,000 to \$9,999	5,553
\$10,000 to \$14,999	4,905
\$15,000 to \$24,999	9,582
\$25,000 to \$34,999	8,775
\$35,000 to \$49,999	9,643
\$50,000 to \$74,999	6,270
\$75,000 to \$99,999	1,504
\$150,000 or more	94

For "family" households, the median income was \$31,576. The median nonfamily household income was \$18,619.

Approximately 13% of the households reported receiving public assistance. The mean public assistance income was \$4,673 per year. Interestingly, of all households receiving public assistance income in 1989 in Ingham County, over 70% were residents of Lansing.

STATISTICAL PROFILE

3.2. Poverty Level

The poverty rate for Lansing, households living below the federal poverty line, increased to 19.4% in 1989, from 13.1% in 1979. The federal poverty line in 1989 was \$12,674 for anyone living in a family of four, as compared to \$7,412 (not inflation adjusted) in 1979. Of the 126,164 individuals in Lansing for whom information allowed the Census Bureau to calculate poverty status, 24,513 were determined to be below the poverty level. These figures definitely are a major concern.

The Census Bureau reports poverty level indices for various categories of individuals.

<u>Category</u>	<u>Percent Below Poverty Level</u>
All persons	19.4%
18 years and over	16.0%
Persons 65 and over	11.4%
Related children under 18	28.1%
Related children under 5	30.8%
Related children 5 to 17	26.7%
Unrelated individuals	25.8%
 All families	16.5%
With related children under 18	25.2%
With related children under 5	29.9%
 Female-headed families	42.9%
With related children under 18	53.2%
With related children under 5	66.0%

STATISTICAL PROFILE

Clearly, certain groups experience a far higher likelihood of living below the poverty line than others. Given that the Ingham county residents who are members of these statistical groups tend to cluster in Lansing (either because of the attractiveness of the city or because they are shut out of options in neighboring communities), the future impacts on income and housing will be significant.

Regarding non-Lansing Ingham, at the date this document is produced, a specific Census figure is not available, however, a reasonable estimation can be made. The total number of persons below poverty level in all of Ingham, including Lansing, is 43,455. If we assume that 96% of the below poverty level Lansing individuals reside in the Ingham portion of Lansing (leaving 4% in the Eaton portion), we can produce an estimate of 19,923 individuals living below the poverty line in non-Lansing Ingham. These figures suggest that Lansing is the residence of approximately 54% of the individuals living below the poverty line in Ingham.

3.3. Employment

The Census reports 65,884 Lansing residents in the labor force, representing 70% of the individuals age 16 and over. Of the civilian labor force, 8.4% were unemployed at the time the Census was taken. Males in the civilian labor force experienced an unemployment rate of 8.3%.

The largest occupation category was "administrative support occupations, including clerical."

The largest industrial category was "retail trade," with 11,448 jobs, representing approximately one in five jobs. State government workers represent 8,123 positions.

Further information is provided in a later section of this report regarding the names of the major employers in Lansing and the region, and public transportation access.

STATISTICAL PROFILE

4. RESIDENTIAL CONSTRUCTION PERMITS

Reinvestment in the housing stock stems from construction of new units and the repair/rehabilitation of existing units. The Census data provided insight in terms of number of units, and is useful in comparing the starting point of a decade to the ending point. The Census is lacking, however, with regards to the dollar value of reinvestment activities, and trends within the last decade.

In order to better ascertain the amount and degree of reinvestment in the Lansing housing stock, a review was made of building permit data recorded with the City since 1981. Building permit information is summarized and reported to the Bureau of the Census from the City of Lansing on a monthly basis. The official reporting form used is C-404. A copy of the form is included in the Appendix.

The building permit data has definite weaknesses. It is known that not all residential repair or even significant rehabilitation projects obtain permits. It is also known that on occasion a project does not proceed even after a permit has been obtained. Furthermore, interpretations by city staff of reporting definitions may differ over time, thus influencing the data. Nevertheless, the overall figures from the permits provide useful insight. This is particularly true with regard to annual trends, rather than the absolute dollar figures during any single year.

4.1. Building Permits For New Single Family Units

During the eleven year period between 1981 through 1991, inclusive, the permit information finds that building permits were taken for 792 new "one-family, detached" residential buildings. It can be assumed that the intent in the vast majority of cases was to create owner-occupied housing, although rentals may have occurred in some instances.

STATISTICAL PROFILE

Table I-12 exhibits the yearly totals, and the dollar value. The table is followed by Charts that provide graphic representations of the material.

The figures for permits are reasonably consistent on an annual basis, but perhaps disappointing. An established community such as Lansing, without large tracts of vacant land, cannot expect construction of thousands of new units. Nevertheless, considering that the Census reports that the city has over 30,000 single family housing units, the recent degree of replacement cannot be considering satisfying.

STATISTICAL PROFILE

TABLE I-12

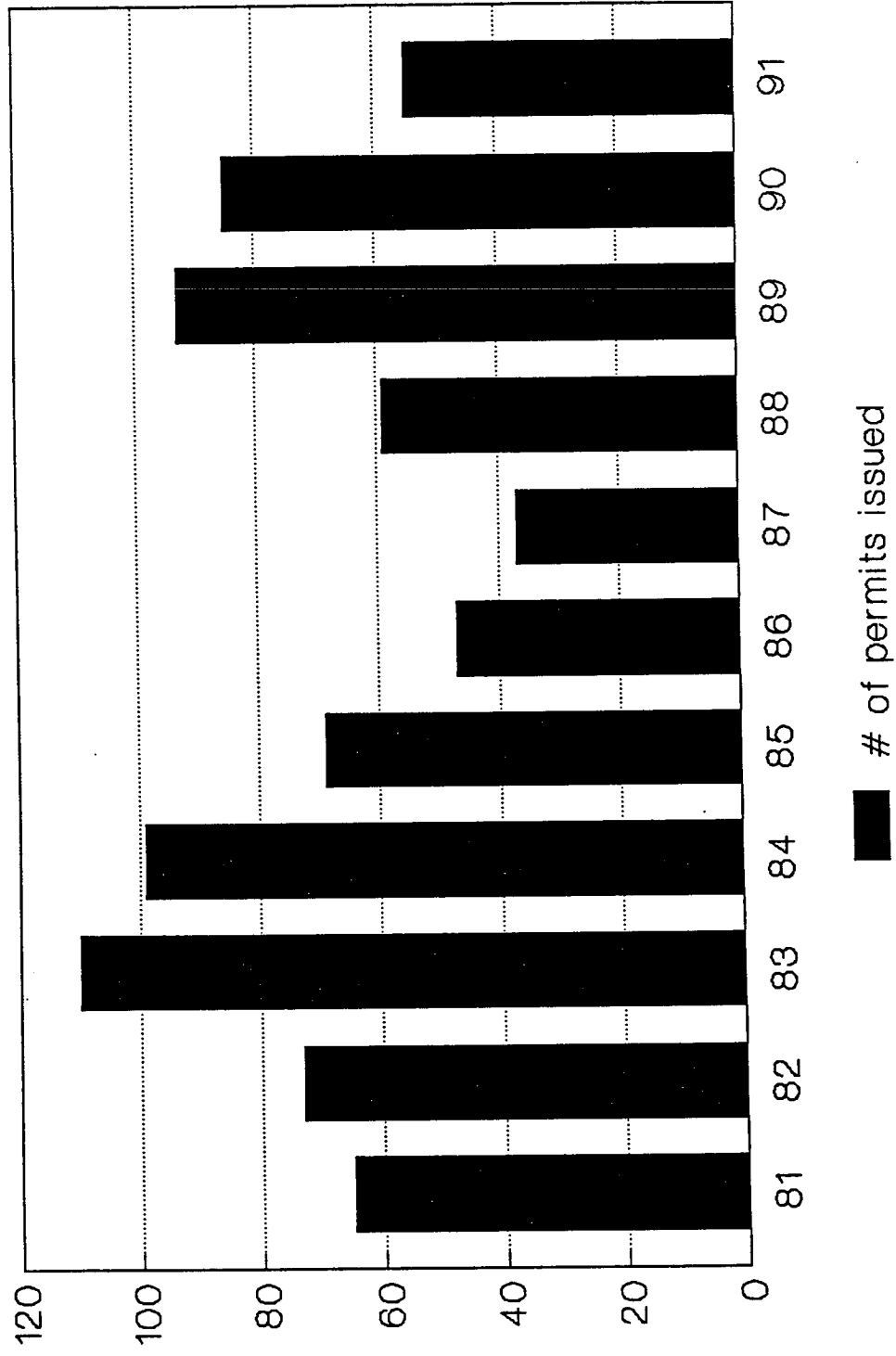
BUILDING PERMIT SUMMARIES

NUMBER OF NEW SINGLE FAMILY UNITS AND ESTIMATED VALUE

Year	Number of Permitted Units	\$ Value* of Permits
1981	65	\$ 2,606,000
1982	73	\$ 3,035,000
1983	110	\$ 5,130,000
1984	99	\$ 4,373,000
1985	69	\$ 3,206,000
1986	47	\$ 2,410,000
1987	37	\$ 2,799,000
1988	59	\$ 4,204,000
1989	93	\$ 4,954,000
1990	85	\$ 4,104,000
1991	55	\$ 2,905,000
Totals	792	\$ 39,726,000

* As reported in nominal terms, not inflation adjusted

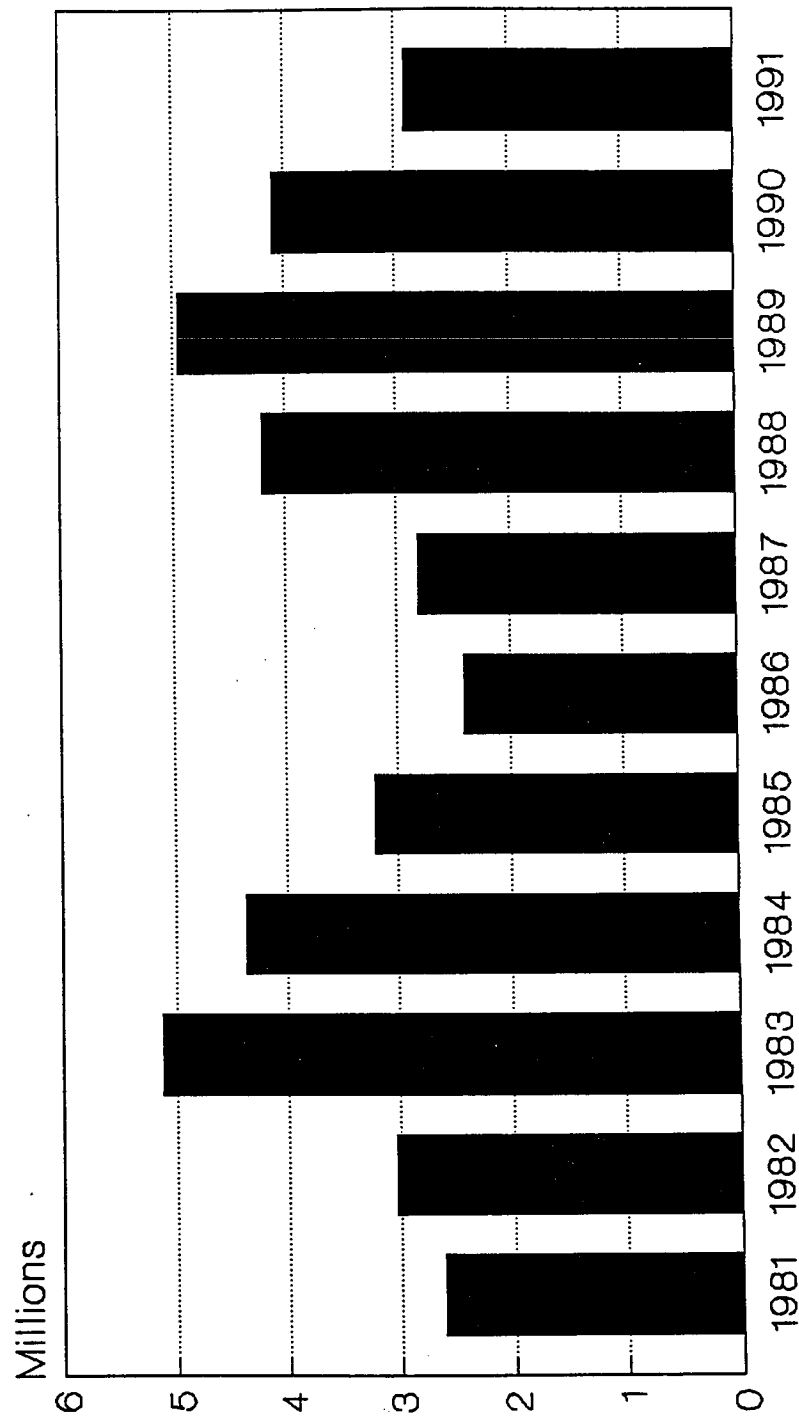
CHART I-4
Permits Issued - New Single Family Units



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CHART I-5

Total Dollar Value of Permits Single Family Units



■ \$ value of permits

not inflation adjusted

STATISTICAL PROFILE

The figures regarding the annual dollar value of the permits issued are definitely a concern. Investment during the last five years in non-adjusted terms was approximately equal to the first five years. The Consumers Price Index between 1980 and 1990 expanded at a total rate of approximately 59%.

The median value of owner-occupied housing in 1990 in Lansing was \$48,400. This represents a total value of over \$1.3 billion. Inclusion of renter-occupied housing units (or even solely single unit renter-occupied housing) would swell the total value figure. The value (non-adjusted) of the permits for new construction of single family units during the last eleven years represents in the vicinity of 3% of the total value figure. It is noted that the permits would not include land value, while the overall housing stock value figures would.

The average value per permit of approximately \$50,000 is somewhat questionable. Even though the figure is not adjusted for inflation, and many of the units were built during the first half of the past decade, it is surprising that the average price for new construction would not be larger. This may stem from a flaw in the reporting, plus the permit would not necessarily include a variety of costs, such as land purchase.

It is notable that the reported and permitted demolitions during the eleven year period totalled 726.

4.2. Building Permits For New Multiple Family Units

Permits for new multi-family units out-paced single family units by a rate of approximately 3 to 1 during the past eleven years. Average value, non-adjusted, was over \$28,000 per unit.

The last three years have shown relatively little construction activity. This may be only a temporary trend given the weak economy, but should be monitored carefully.

Table I-13 provides the statistical information regarding permit activity, and Charts I-6 and I-7 the information in a graphic format, both for multi-family units alone and comparisons between single family and multi-family activity.

STATISTICAL PROFILE

TABLE I-13

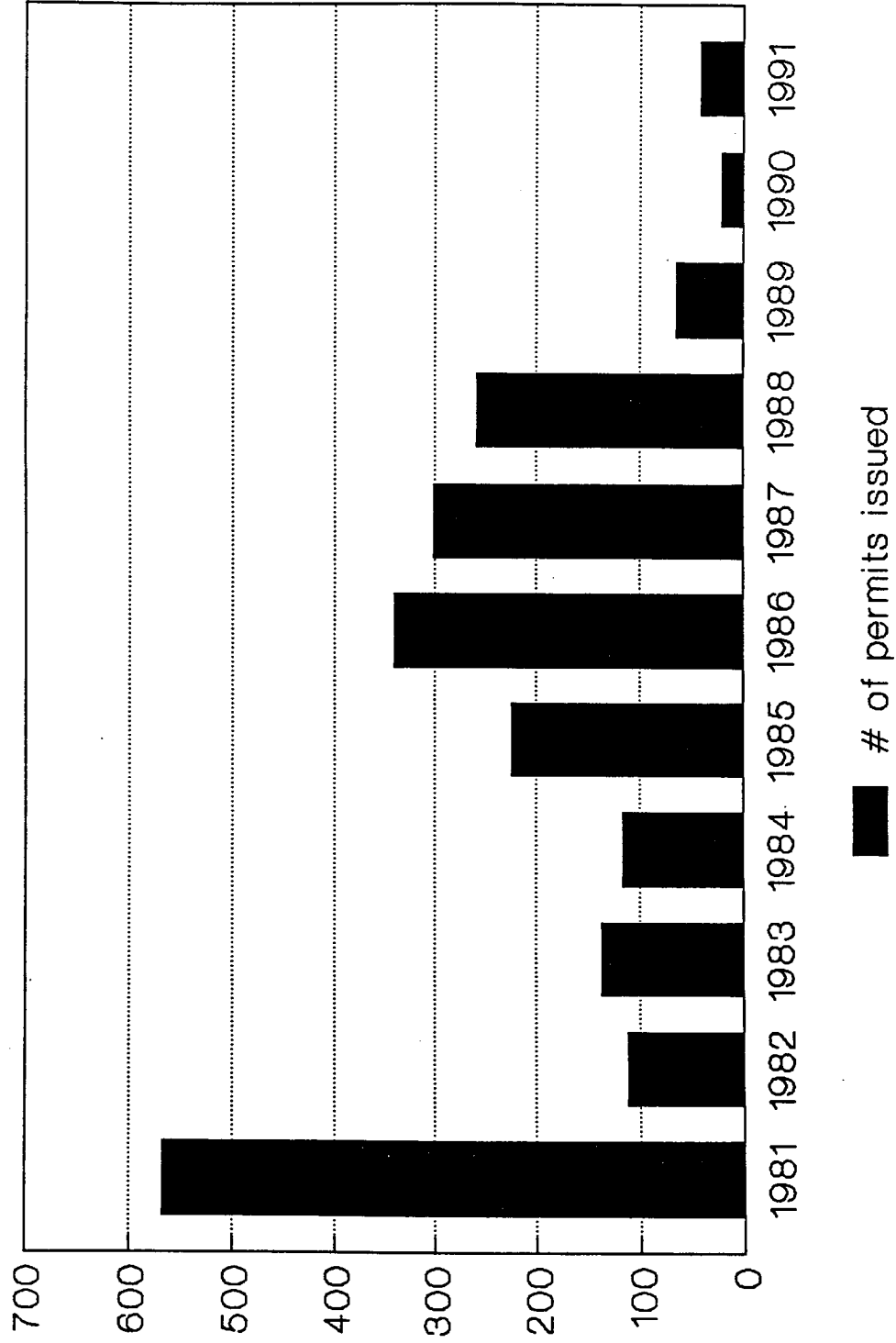
BUILDING PERMIT SUMMARIES

NUMBER OF MULTIPLE FAMILY UNITS AND ESTIMATED VALUE

Year	Number of Permitted Units	\$ Value* of Permits
1981	568	\$ 16,439,000
1982	112	\$ 4,254,000
1983	137	\$ 3,121,000
1984	116	\$ 3,719,000
1985	224	\$ 5,923,000
1986	340	\$ 9,067,000
1987	306	\$ 6,768,000
1988	258	\$ 7,924,000
1989	64	\$ 2,230,000
1990	21	\$ 1,210,000
1991	42	\$ 1,806,000
Totals	2,180	\$ 62,460,000

* As reported, not inflation adjusted

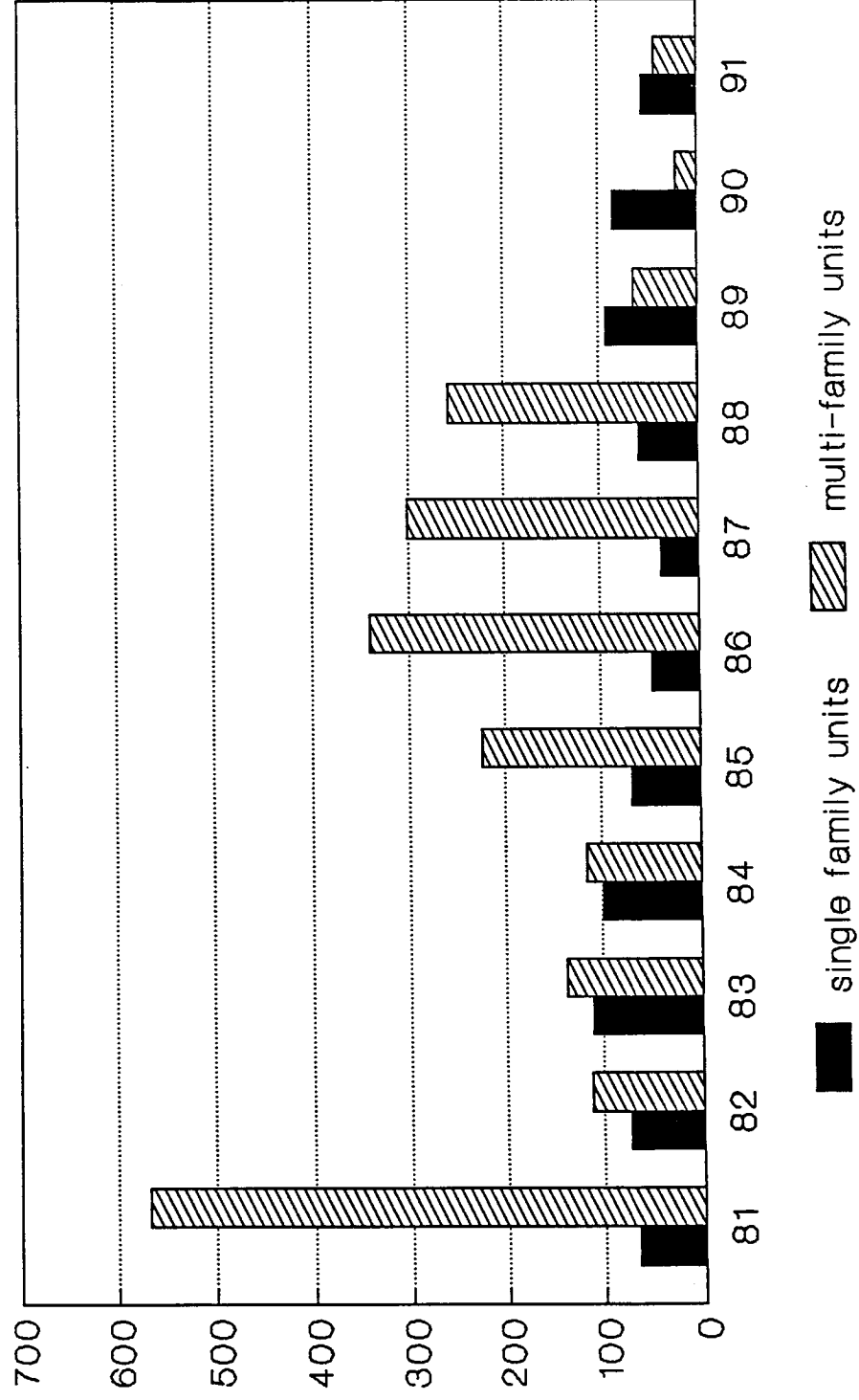
CHART I-6 **Permits Issued - New Multi-Family Units**



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CHART I-7

New Single & Multi-Family Units Permitted



Michigan Consultants

STATISTICAL PROFILE

4.3. Permits For Additions and Alterations

The reporting form completed by City staff and sent to the Bureau of the Census includes a line for *"Residential additions and alterations, No change in the number of housing units"* (garage and carport changes are not included). The figures for the eleven year period are provided in Table I-14, with the graphic representation provided in Chart I-8.

Many smaller household maintenance tasks would not need permits, and even some larger projects that may require a permit may be undertaken without the proper permit being received. The figure, thus, is not a definitive estimate of reinvestment in existing structures.

The reports could include multiple family as well as single family buildings, although a review of the records suggest that line in the report is dedicated primarily to single family structures.

The decline in number of permits and value during the period is notable. To fully adjust for inflation, the investment in 1981 would represent approximately \$8 million in 1991 dollars; actual 1991 estimated value of permits was less than 30% of this figure.

STATISTICAL PROFILE

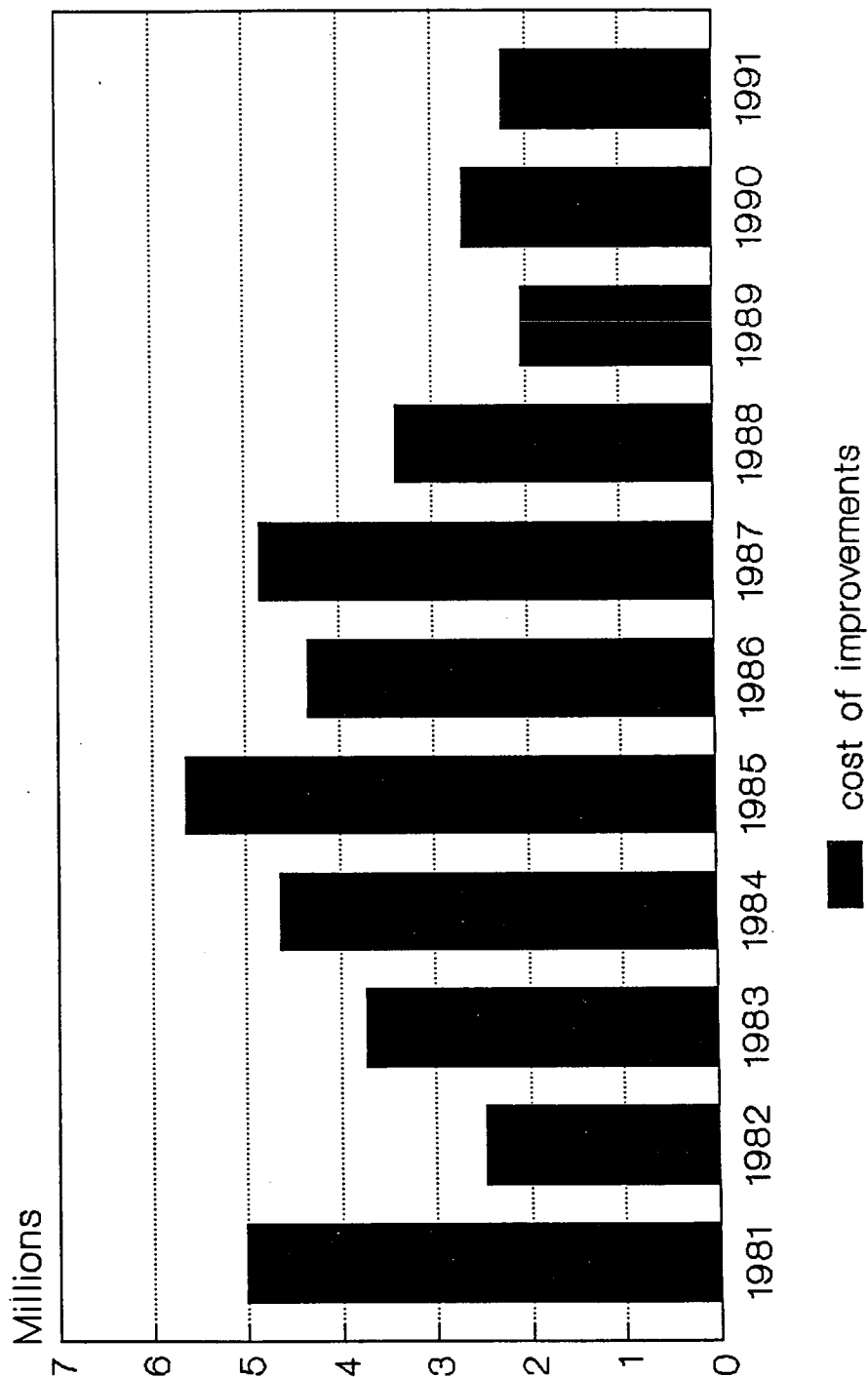
TABLE I-14
BUILDING PERMIT SUMMARIES
ADDITIONS AND ALTERATIONS TO RESIDENTIAL UNITS

Year	Number of Units	\$ Value* of Permits
1981	780	\$ 5,016,495
1982	682	\$ 2,475,589
1983	774	\$ 3,734,491
1984	919	\$ 4,637,845
1985	875	\$ 5,638,762
1986	867	\$ 4,329,439
1987	867	\$ 4,841,200
1988	436	\$ 3,388,959
1989	374	\$ 2,043,899
1990	415	\$ 2,246,023
1991	376	\$ 2,246,023
Totals	7,335	\$ 42,028,037

* As reported in nominal terms, not inflation adjusted

CHART I-8

Value of Permitted Residential Addition/Alteration Projects



not inflation adjusted

RACIAL DEMOGRAPHICS

II. RACIAL DEMOGRAPHICS

A focal part of any discussion of housing and fair housing is the racial distribution within a community. Given that this is a study performed for the City of Lansing, most of the attention and analysis within this Chapter is given to the distribution within the confines of Lansing. Yet, as the report often notes, racial segregation cannot be fully addressed in one segment of a geographic region if it is not being addressed throughout the entire region. Indeed, some of the more striking statistics are comparisons between Lansing and the surrounding areas.

It also merits mention that although it is useful and appropriate for the study to identify tracts where minority concentrations exist, this is not intended as a value judgement regarding the vitality or quality of the neighborhoods.

1. TERMINOLOGY

Population data are provided for statistically mutually-exclusive racial and ethnic groups. For this study, most of our attention is focused on Non-Hispanic Whites, Non-Hispanic Blacks and Latinos. Non-Hispanic Whites and Blacks are persons who identified themselves in 1980 or 1990 as being racially white or black but who did not report that they were of Hispanic origin. We use the term "Latinos" to include all individuals who identified themselves as being of Hispanic ancestry, regardless of their race. This method is necessary to address the double counting that would occur due to the Census methodology that provides for an individual to be assigned both to the "Black" group and the "Hispanic origin (of any race)" group.

RACIAL DEMOGRAPHICS

For the 1990 Census, 479 Lansing residents identified themselves as belonging to both groups. Even though the individuals do, indeed, belong to both groups, the double counting would lead to incorrect representations in the spatial representation statistics. For ease of presentation, the term "Non-Hispanic" is not repeated continuously in this Chapter before the term "White" or "Black."

The race related definitions used by the Census Bureau are comparable for 1980 and 1990, but it is important to note that the definition of Latinos changed between 1970 and 1980; thus the 1970 data is not exactly comparable with later years. The closest approximation to Latino which was used in 1970 was the enumeration of "persons of Spanish language or heritage." This is the definition that is used here for the 1970 Latino population.

2. AREA RACIAL DISTRIBUTION

Table II-1 introduces a variety of statistics regarding racial/ethnic distribution within Lansing, and within non-Lansing Ingham. As with the data in Chapter I, in some instances the totals for 1970, and to a lesser extent 1980, may contain some variances due to changes in definitions and the type of Census source (written or tape). Such variances do not significantly impact overall trends.

As noted in the previous Chapter, the total population of Lansing decreased slightly during the last decade. Statistically, this reduction in total population can be attributed to the continued out-migration of Non-Hispanic Whites from the city. The losses to the total population of Lansing were mediated in part by the growth of the Black and Latino resident population. Between 1970 and 1990, the number of Blacks and Latinos approximately doubled. In 1990, Blacks comprised over 18% of the city population while Latinos represented nearly 8% of the city population. Together the two groups account for 26% of the Lansing population.

Chart II-1 displays the racial distribution within Lansing, and non-Lansing Ingham county, in graphic form for the year 1990.

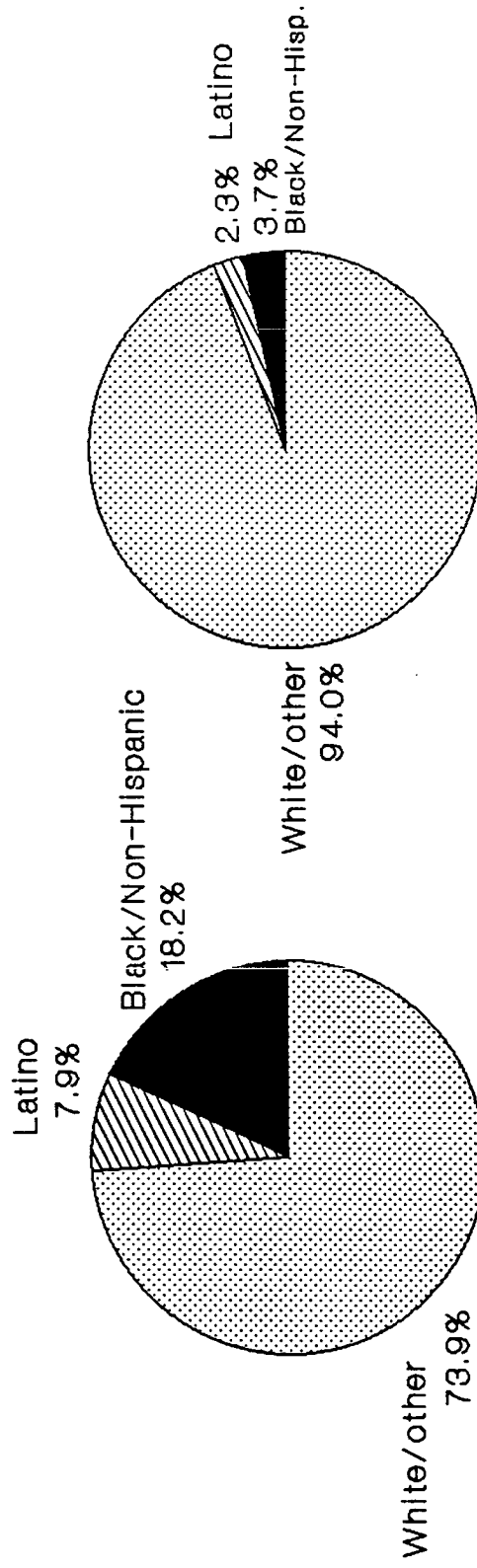
RACIAL DEMOGRAPHICS

TABLE II-1
RACIAL/ETHNIC CHARACTERISTICS: LANSING AND INGHAM COUNTY
1970-1990

Characteristic	City of Lansing			Ingham County (ex. Lansing)		
	1970	1980	1990	1970	1980	1990
Total Population	131,546	130,415	127,321	130,685	149,546	159,212
# of NH Blacks	12,232	18,179	23,157	2,170	4,128	5,859
Percent NH Black	9.3	13.9	18.2	1.7	2.8	3.7
# of Latinos	5,070	8,237	10,112	2,001	2,581	3,690
Percent Latino	3.8	6.3	7.9	1.5	1.7	2.3
# of Amer. Indians	-	1,088	1,295	-	463	680
Percent Amer. Indian	-	.8	1.0	-	.3	.4
# of Asians	676	802	2,263	-	2,004	5,355
Percent Asian	.5	.6	1.8	-	1.3	3.4

CHART II-1

Racial Proportions--Ingham County



Lansing

Non-Lansing Ingham

Source: 1990 Census

RACIAL DEMOGRAPHICS

The number of Blacks and Latinos residing in Ingham county outside of the city also increased during the 1970s and 1980s. Yet, less than 10,000 Blacks and Latinos were residing in suburban Ingham County in 1990 - approximately 6% of the suburban Ingham County population. The Census found that while 18.2% of city residents were Non-Hispanic Black, only 3.7% of suburban Ingham County residents were Non-Hispanic Black. In the case of Latinos, only 2% of suburban Ingham residents were Latino as compared to nearly 7.8% in the city. These are viewed as rather startling statistics, and are important considerations when fair housing issues and programs are discussed.

The Ingham portion of Lansing represents approximately 43% of the Ingham population. The City is home to 21% of all Whites residing in Ingham, 69% of all Blacks and 56% of all Latinos. Minority clustering within city boundaries is displayed in Chart II-2. The proportion of Ingham Black and Latino residents that reside in Lansing as compared to the proportion that reside outside the city has shown only minor change since 1970. In that year, 80.5% of the members of those groups that resided in Ingham resided in Lansing. In 1990, the percentage is 77.7%.

It is also noted that if the tract in East Lansing that reflects the clustering of foreign students at the University--which has a significant minority representation--was removed from the "Non-Lansing Ingham" total, the differential in race distribution between Lansing and the suburbs would be even more prominent.

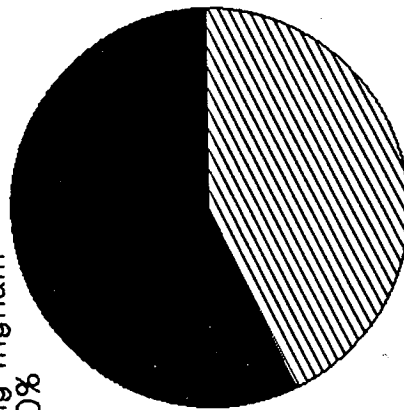
Eaton County exhibits similar proportions to those shown for non-Lansing Ingham. For the county as a whole, Blacks and Latinos represent 5.9% of the population. If the Eaton part of Lansing is removed from this total, the proportion for the remainder of the county is less than 4%. Removal of Delta Township from this total reveals a total Black and Hispanic representation in the remainder of the county of less than 2.5%.

In Clinton County, Non-Hispanic Blacks represent less than 0.4% of the population. Latinos represent 2.2%.

CHART II-2

Ingham County Population Proportions

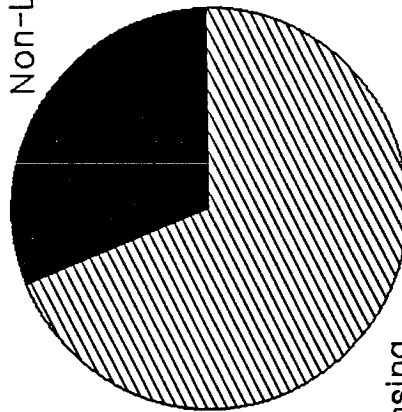
Non-Lansing Ingham
57.0%



Lansing
43.0%

All Residents

Non-Lansing Ingham
31.0%



Lansing
69.0%

Non-Hispanic Black Residents

Source: 1990 Census

RACIAL DEMOGRAPHICS

3. LANSING CENSUS TRACT ANALYSIS

3.1. Non-Hispanic Black Population

A review of the Census tracts, particularly the 20 target neighborhood tracts, details the concentrations of Blacks and Latinos within the city.

In theory, if the neighborhoods of a community were exactly integrated, the population composition of each neighborhood would mirror the population composition of the city as a whole. Certainly, individual tastes and desires will impact the real distribution in any community, but the concept is useful for examining integration and segregation trends.

For Lansing, a proportionate distribution would mean that the population of each Census tract would be roughly 74% Non-Hispanic White, 18% Non-Hispanic Black and 8% Latino.

In 1990, Blacks were "overrepresented" (an academic term to portray the relative statistical proportion) in 19 Census tracts in the city. Two-thirds of all Black residents in Lansing resided in these tracts. Furthermore, two tracts (15 and 16) located near downtown Lansing were predominantly Black.

During the 1980s, the number of Blacks grew in all but six Census tracts. Significant declines in the Black population occurred in tracts 15, 16, 21, 32 and 33.01. Of interest, the Black population in tracts 15 and 16, which were predominantly Black, declined by 10% and 25%, respectively.

During the decade, the Black population grew in tracts that were contiguous to tracts 15 and 16, and also exhibited substantial growth in the southern, particularly southwestern, part of Lansing. Moreover, tracts which had relatively few Blacks in 1980 also made sizable gains during the decade. In 1980, there were 14 tracts which had less than 100 Blacks, representing approximately one quarter of all tracts in the city. By 1990, only six tracts had fewer than 100 black residents (1, 14, 17.01, 22, 52.02, and 55.01).

RACIAL DEMOGRAPHICS

Table II-2 presents the number and proportion of Non-Hispanic Blacks in the twenty target tracts, for the past three Census periods. It is interesting that even though the group of tracts has a higher concentration of Blacks than the remainder of the community, the percentage differential is far less than exhibited in 1980 and 1970. The transition was less pronounced, however, between 1980 and 1990 than in the previous decade. During the decade of the 1970s, 648 of the total increases in the Black population of 5,947 were attributable to the target neighborhoods (11%). During the 1980s, the target neighborhoods accounted for 1,490 out of the total increase of 5,947, or 25%.

RACIAL DEMOGRAPHICS

TABLE II-2
PROPORTION NON-HISPANIC BLACKS IN TARGET NEIGHBORHOODS

Tract	1970			1980			1990		
	Total Pop.	# Blacks	Percent of Total	Total Pop.	# Blacks in Tract	Percent of Total	Total Pop.	# Blacks in Tract	Percent of Total
1	2,763	22	.8	2,466	88	3.3	2,185	91	4.2
2	2,109	63	3.0	1,561	93	6.0	1,549	282	18.2
3	3,073	228	7.4	2,894	495	17.1	2,705	658	24.3
4	4,130	619	15.0	3,684	885	24.0	3,526	1,023	29.0
5	2,367	625	26.4	2,185	755	34.6	2,070	870	42.0
6	2,899	205	7.1	2,547	447	17.6	2,232	634	28.4
7	3,576	99	2.7	3,129	429	13.7	3,032	621	20.5
8	4,554	275	6.0	3,966	412	10.4	3,698	569	15.4
9	2,020	153	2.6	1,803	73	4.1	2,083	142	6.8
10	3,062	31	1.0	2,701	90	3.3	2,552	138	5.4
11*	5,060	226	4.5	4,167	248	6.0	4,059	392	9.7
12	3,006	356	11.8	2,660	383	14.4	2,651	482	18.2
13	1,843	86	4.7	1,629	161	9.9	1,620	348	21.5
14	134	8	6.0	229	31	13.5	196	43	21.9
15	4,153	3,240	78.0	2,271	1,831	80.6	2,583	1,652	64.0
16	1,811	1,310	72.3	1,567	1,244	79.4	1,273	985	77.4
19	946	87	9.2	743	129	17.4	732	169	23.1
20	5,374	155	2.9	4,815	603	12.5	4,265	797	18.7
21	3,081	606	19.7	2,609	549	21.0	2,454	498	20.3
24	4,344	123	2.8	3,809	219	5.8	3,563	361	10.1
Total or Average									
	60,305	8,517	14.2	51,435	9,165	17.8	49,028	10,755	21.9
City Total or Average									
	131,546	12,232	9.3	130,415	18,179	13.9	127,321	23,157	18.2
Percent of City Pop. Residing in Target Neighborhoods									
	45.8	69.6	-	39.4	50.4	-	38.5	46.4	-

RACIAL DEMOGRAPHICS

3.2. Latino Population

Using the same demographic methodology used above, Latinos can statistically be considered "overrepresented" in 16 tracts. More than one-half of all Latinos living in Lansing resided in these 16 tracts in 1990.

In one tract (8), Latinos comprise more than 25% of the total population.

The number of Latino residents grew in all but five tracts during the 1980s (1, 2, 36.01, 36.02, and 55.01). Tracts which lost a significant proportion of Latino residents include Tract 36.02 (over 10%) and Tract 55.01 (over 25%). In general, tracts which lost Latino residents had corresponding growth in the number of Black residents.

Regarding the Latino population, sizeable gains were noted in the south of the city, particularly in tracts 37, 51, 53.03 and 53.04.

As is the case with Blacks, Latino population growth is also occurring close to the largest concentration of Latinos. Growth of the Latino population appears to spill into contiguous tracts to the northeast and southeast of Tract 8 on the city's north side. It also appears that relatively slower growth of the Latino population is occurring in neighborhoods which had higher concentrations of Blacks.

Table II-3 exhibits the 20 year trends in the target neighborhoods. The totals suggest that while further desegregation is occurring, it is happening at a slower pace than in the 1970s.

3.3. Asian Population

The highest concentration of Asians in Lansing is found in Tract 13 where almost 10% of the population is Asian -- nearly five times higher than the proportion found in the city as a whole.

RACIAL DEMOGRAPHICS

TABLE II-3

PROPORTION LATINOS IN TARGET NEIGHBORHOODS, 1970-1990

Tract	1970			1980			1990		
	Total Pop.	# of Latinos in Tract	Percent of Total	Total Pop.	# of Latinos in Tract	Percent of Total	Total Pop.	# of Latinos in Tract	Percent of Total
1	2,763	241	8.7	2,466	282	11.4	2,185	269	12.3
2	2,109	376	17.8	1,561	307	19.7	1,549	299	19.3
3	3,073	118	3.8	2,894	349	12.1	2,705	432	16.0
4	4,130	201	4.9	3,684	207	5.6	3,526	236	6.7
5	2,367	106	4.5	2,185	238	10.9	2,070	271	13.1
6	2,899	62	2.1	2,547	133	5.2	2,232	174	7.8
7	3,576	348	9.7	3,129	283	9.0	3,032	293	9.7
8	4,554	666	14.6	3,966	929	23.4	3,698	970	26.2
9	2,020	14	.7	1,803	130	7.2	2,083	196	9.4
10	3,062	15	.5	2,701	125	4.6	2,552	177	6.9
11*	5,060	65	1.3	4,167	242	5.8	4,059	373	9.2
12	3,006	374	12.4	2,660	228	8.6	2,651	413	5.6
13	1,843	245	13.3	1,629	212	13.0	1,620	232	14.3
14	134	0	0.0	229	7	3.1	196	17	8.7
15	4,153	41	1.0	2,271	79	3.5	2,583	103	4.0
16	1,811	26	1.4	1,567	20	1.3	1,273	26	2.0
19	946	96	10.1	743	35	4.7	732	59	8.1
20	5,374	263	4.9	4,815	467	9.7	4,265	515	12.1
21	3,081	149	4.8	2,609	310	11.9	2,454	319	13.0
24	4,344	98	2.3	3,809	152	4.0	3,563	218	6.1
Total or Average									
	60,305	3,504	5.9	51,435	4,735	9.2	49,028	5,592	11.4
City Total or Average									
	131,546	5,070	3.8	130,415	8,237	6.3	127,321	10,112	7.9
Percent of City Pop. Residing in Target Neighborhood									
	45.8	69.1	-	39.4	57.5	-	38.5	55.3	-

* Tract number changed to 65 in 1990

RACIAL DEMOGRAPHICS

4. STATISTICAL TRENDS IN THE RESIDENTIAL SEGREGATION INDEX OF BLACKS AND LATINOS IN GREATER LANSING

The spatial distance between two racial or ethnic groups is referred to as residential segregation. For this report the *Index of Dissimilarity* is used as a measure of the level of segregation between Blacks, Latinos and Non-Hispanic Whites in the Lansing metropolitan area. This statistical measure indicates the overall evenness in the distribution of these groups across Census tracts. The index score identifies the proportion of Blacks or Latinos who would have to move from their current place of residence in order to achieve residential integration with Non-Hispanic Whites. If the population of each Census tract reflects the population composition of the city or metropolitan area as a whole, the index score would be 0, indicating total integration. If, however, Blacks and Latinos lived completely isolated from each other as well as from Non-Hispanic Whites so that all-Black, all-Latino, and all-White neighborhoods existed, the area would be totally segregated and the index score would be 100. In academic terms, a score of 0 to 29 indicates low levels of segregation; 30 to 59 reflects moderate levels of segregation, and scores above 60 indicate high levels of segregation.

4.1. Within the Metropolitan Region

A score was calculated for the four-county metropolitan region (this includes Eaton, Ingham, Ionia, and Clinton counties). The total population of this area for 1990 is 489,698.

The calculated statistic for the metropolitan region for 1990 is 60. Blacks continued to be segregated from Non-Hispanic Whites in 1990, although the level of segregation between the two groups has declined since 1970. As of 1990, 60% of Blacks living in the Lansing metropolitan area would have had to move from their place of residence in order to integrate with Non-Hispanic Whites. Most of the decline in Black/White segregation occurred during the 1970s. During the 1980s, the index score has dropped only one point. In part, this phenomenon may be attributed to the continued growth of the Black population within minority neighborhoods while at the same time, Non-Hispanic Whites continued to move outside of the central city.

RACIAL DEMOGRAPHICS

In contrast to the experience of Blacks, Latino residents in the Metropolitan region encounter lower levels of segregation from Non-Hispanic Whites. During the period from 1970 to 1990, Latino/White segregation scores were, on average, 21 points lower than Black/White scores. Still, by 1990, nearly 40% of all Latinos would have had to move in order to live in integrated neighborhoods with Non-Hispanic Whites. Again, the sharpest declines in Latino/White segregation occurred in the 1970s with little progress noted during the 1980s.

The level of segregation between Blacks and Latinos dropped sharply, particularly in the 1970s. Nevertheless, Latinos continue to be as segregated from Blacks as they are from Non-Hispanic Whites. In 1990, approximately 40% of Latinos would have had to move to live in residentially integrated neighborhoods with Blacks. Furthermore, movement towards integration between the two groups slowed considerably in the 1980s.

4.2. Comparisons Within Lansing

Not surprisingly, Black and Latino segregation from Non-Hispanic Whites was substantially lower within Lansing than in comparison to the surrounding communities. In 1990, 41% of Blacks and 36% of Latinos would have had to move from their neighborhoods in order to achieve residential proportionate integration with Non-Hispanic Whites. This is in contrast to the much higher regional figures.

The level of minority segregation within Lansing, however, rose during the 1980s. The 1990 calculations are in contrast to 1980 totals, according to which approximately 37% of all Blacks and 30% of all Latinos residing in the city would have had to move in order to live in integrated neighborhoods with Non-Hispanic Whites.

SALES AND LENDING REVIEW

III. SALES AND LENDING REVIEW

This Chapter provides further statistical information useful for identifying program needs and for further analysis of Fair Housing considerations. The material focuses on discussion and scrutiny of mortgage lending information. A primary source of the lending information is the Home Mortgage Disclosure Act (HMDA).

Home sales information, provided by the Greater Lansing Board of Realtors, is also included.

1. HOME-PURCHASE FINANCING

The cost of purchasing a home is such that few people have the resources to pay with cash alone. For that reason, home-financing, and the practices of lending institutions, are a vital ingredient of the housing market in any city.

The traditional method of home financing is a conventional mortgage, available from commercial lenders, provided that the applicant meets the bank's requirements, such as a sizeable down payment or mortgage insurance. Another popular alternative is a loan that utilizes a federally sponsored program, such as those administered by Federal Housing Administration (FHA), Farmer's Home Administration (FmHA) or Veteran's Administration (VA).

To simplify the data for the purpose of analysis, the three government sponsored loan programs have been linked in the tables that follow, although in every case, FHA loans far outnumber FmHA or VA loans.

SALES AND LENDING REVIEW

The FHA program sets no maximum income limitations for eligibility, although it limits maximum loan amounts depending on family size and the number of units in the home to be purchased (no more than four). Such FHA loans also typically require a smaller down payment than a conventional mortgage--sometimes as low as three percent. Even though FHA loans are available to anyone, their restrictions, as well as an owner-occupancy requirement, make them more attractive to persons with lower income or limited savings. The program also may be perceived by some sellers as too burdensome.

Changes to the FHA program resulting from the HUD Reform Act of 1989 simplified the process of determining eligibility and also relaxed certain borrower qualification guidelines. Realtors report that the FHA program has become much easier to access in recent years.

2. MORTGAGE ACTIVITY TOTALS

2.1. Greater Lansing Area

According to data from Home Mortgage Disclosure Act disclosure statements covering the Lansing-East Lansing Metropolitan Statistical Area (MSA) for calendar year 1990, 5,568 mortgage applications were made for a total dollar value of \$295,294,000.

Of these 5,568 loans, 3,386 were for conventional mortgages, and another 2,182 were for FHA, FmHA, and VA home-purchase loans; this represents approximately a 60/40 split, respectively. The percentage difference in the dollar value of the loans was somewhat greater, with conventional mortgages totalling \$203,575,000, or 68.9%, and FHA, FmHA and VA mortgages combining for a total of \$91,719,000, just over 31%.

Using data from the Lansing Board of Realtors, we can examine financing alternatives used in the greater Lansing area in more detail, for both 1990 and 1991. Note that due to differences in boundaries, the Realtor totals and the HMDA totals will differ somewhat.

SALES AND LENDING REVIEW

In 1990, conventional mortgages accounted for 41.2% of home-purchase financing, with FHA, FmHA and VA home purchase loans accounting for an additional 33.8%. The remaining home purchases were made with miscellaneous financing including land contracts (14.0%), cash (7.0%) or mortgage assumptions (4.0%).

In 1991, conventional mortgages made up an even greater percentage of the total, 47.2%, but the percentage of FHA, FmHA and VA home purchase loans fell slightly, to 30.3%.

HOME PURCHASE FINANCING (Greater Lansing Area)

	<u>1990</u>		<u>1991</u>	
	#	%	#	%
Conventional	1,868	41.2	1,907	47.2
FHA, FmHA & VA	1,535	33.8	1,226	30.3
Miscellaneous	633	14.0	546	13.5
Cash	317	7.0	255	6.3
Assumptions	183	4.0	108	2.7
Totals	4,536		4,042	

Source: Greater Lansing Board of Realtors

2.2. City of Lansing

Loan figures for 1990 and 1991 are also available for the City of Lansing alone, and for the different quadrants of the city.

The information is provided in Table III-1 on the following page.

SALES AND LENDING REVIEW

TABLE III-1
HOME PURCHASE FINANCING
(City of Lansing)

1990	Quadrant								Totals	
	Northwest		Northeast		Southwest		Southeast		Row	Col.
	#	%	#	%	#	%	#	%	#	%
Conventional	53	23%	91	31%	113	23.6	78	22%	335	25%
FHA, FmHA & VA	96	42%	119	41%	254	53.0	192	54%	661	49%
Miscellaneous	40	18%	46	16%	67	14.0	55	15%	208	15%
Cash	26	12%	26	9%	24	5.0	18	5%	94	7%
Assumptions	12	5%	11	4%	21	4.4	18	5%	62	5%
Total	227		293		479		361		1,360	100%

1991	Quadrant								Totals	
	Northwest		Northeast		Southwest		Southeast		Row	Col.
	#	%	#	%	#	%	#	%	#	%
Conventional	66	23%	71	31%	90	16%	61	15%	288	19%
FHA, FmHA & VA	121	42%	142	41%	327	59%	252	63%	842	54%
Miscellaneous	60	21%	59	16%	68	12%	57	14%	244	16%
Cash	28	10%	23	9%	30	5%	18	5%	99	6%
Assumptions	14	5%	14	3%	37	7%	14	4%	79	5%
Total	289		309		552		402		1,552	100%

Source: Greater Lansing Board of Realtors

SALES AND LENDING REVIEW

It is first notable that Lansing sales represent only a portion of the overall sales in the "Greater Lansing" area. In 1991, the Lansing proper sales represented 34% (1,360 of 4,042 total sales).

In Lansing, as compared to the broader geographic region, FHA, FmHA and VA home purchase loans make up a greater percentage of the total number of mortgages issued for both years, from 40% in some areas to over 60% in the Southeast quadrant in 1991. In every area except the Northeast, the percentage of conventional mortgages fell between 1990 to 1991, and even in the Northeast the actual number of conventional mortgages fell during the period. For the non-Lansing portion of the "Greater Lansing" area, conventional financing represented approximately 65% of total financing in 1991.

The financing proportions for Lansing and the non-Lansing portion of Greater Lansing are profiled in Chart III-1.

3. MORTGAGE APPLICANT POOL

3.1. Distribution by Applicant Income

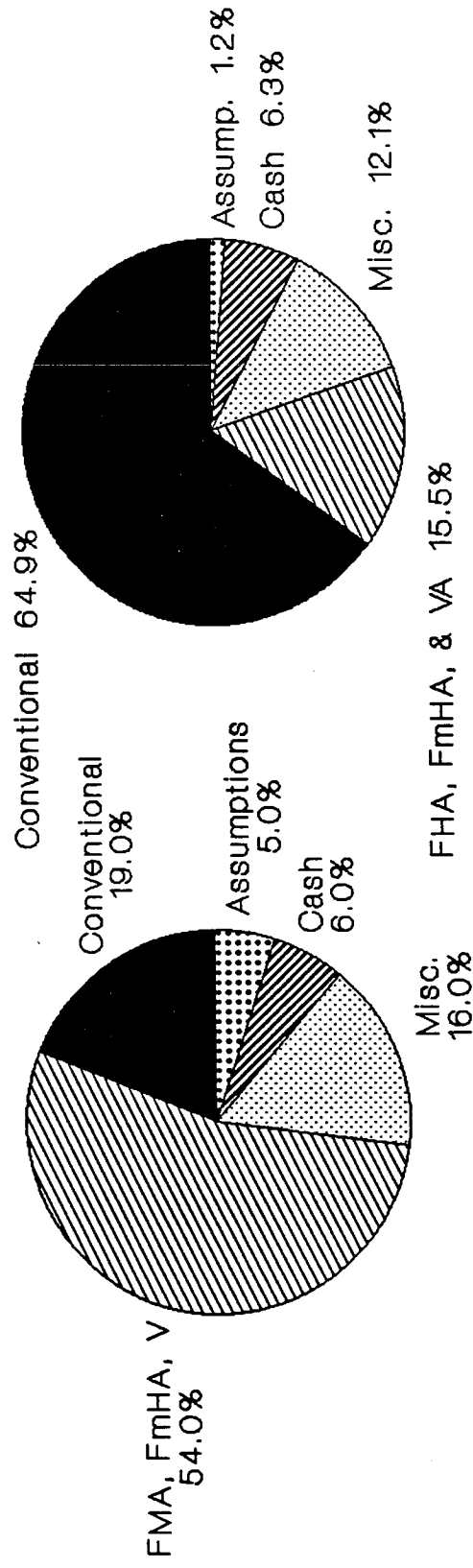
The information in this section is derived from the Home Mortgage Disclosure Act disclosure statements for 1990. Due to changes in the law, comparisons with earlier years are not possible.

As might be expected, persons from lower income groups constituted a much higher percentage of applicants for FHA, FmHA and VA loans.

Applicants with incomes less than the Metropolitan Statistical Area (MSA) Median accounted for 65.6% of FHA, FmHA and VA loan applications, compared to only 30.5% for conventional mortgages. Conversely, higher income groups accounted for 65.4% of conventional mortgages and only 30.5% of FHA, FmHA and VA loans. At the time the HMDA data was issued, the Metropolitan Statistical Area median family income was \$26,398.

CHART III-1

SOURCE OF HOME PURCHASE FUNDS--1991



Source: Greater Lans. Board of Realtors

SALES AND LENDING REVIEW

MORTGAGE APPLICATIONS Distributed by Income (Compared to MSA Median) (Lansing-East Lansing MSA)

	<u>CONVENTIONAL MORTGAGES</u>		<u>FHA, FmHA & VA LOANS</u>	
	#	% of Total	#	% of Total
< 80% MSA	571	16.9	839	38.5
80-99% MSA	461	13.6	591	27.1
100-120% MSA	415	12.3	274	12.6
> 120% MSA	1799	53.1	391	17.9
Unavailable	140	4.1	87	4.0

3.2. Distribution by Applicant Race

Whites constituted the largest percentage of applicants for both types of loans--90% for conventional mortgages and 83% for FHA, FmHA and VA home-purchase loans. Black and Hispanic applicants represented a much smaller percentage than their proportional representation in the general population, particularly for conventional mortgages.

MORTGAGE APPLICATIONS Distributed by Race (Lansing-East Lansing MSA)

	<u>CONVENTIONAL MORTGAGES</u>		<u>FHA, FMHA & VA LOANS</u>	
	#	% of Total	#	% of Total
White	3049	90.0	1810	83.0
Black	77	2.3	173	7.9
Hispanic	34	1.0	32	1.5
Other/Mixed	104	3.1	86	3.9
Unavailable	122	3.6	81	3.7

SALES AND LENDING REVIEW

3.3. Distribution by Applicant Gender

Male/Female couples made up the largest pool of applicants for both type of loans--70.6% for conventional mortgages and 57.5% for FHA, FmHA and VA loans. Single applicant numbers for men and women in both categories were similar, with the number of female applicants running slightly behind males for conventional mortgages, and slightly ahead for FHA, FmHA and VA loans.

MORTGAGE APPLICATIONS

Distributed by Gender

	<u>Conventional Mortgages</u>		<u>FHA, FmHA & VA Loans</u>	
	#	% of Total	#	% of Total
Male	479	14.1	400	18.3
Female	432	12.8	447	20.5
Joint (M/F)	2392	70.6	1254	57.5
Unavailable	83	2.5	81	3.7

The "unavailable" category represents forms where the information was not completed or could not be understood.

4. MORTGAGES ISSUED AND DENIED

4.1. Total Denials

Roughly four in every five loan applications were accepted and approved for both conventional mortgages and FHA, FmHA and VA home-purchase loans, with conventional mortgage acceptances running at 80.9% and the latter at 79.3%. After accounting for applications withdrawn, closed for incompleteness or approved but not accepted, the total percentage of applications denied was 11.1% for conventional mortgages and 13.1% for FHA, FmHA and VA loans.

SALES AND LENDING REVIEW

MORTGAGE APPLICATION RESULTS

	<u>Conventional Mortgages</u>		<u>FHA, FmHA & VA Loans</u>	
	#	%	#	%
Applications	3386		2182	
Withdrawn	180	5.3	148	6.8
Approved, But Not Accepted	71	2.1	6	.3
Incomplete	20	.6	12	.5
Denied	375	11.1	285	13.1
Loans Issued	2740	80.9	1731	79.3

4.2. Approvals/Denials Distributed by Applicant Income

Given the fact that prospective home-buyers from the lower income groups make up a larger percentage of the applicant pool for FHA, FmHa and VA home loans, it is not surprising to discover that they also make up the bulk of loan recipients in that category, 65.6%. Correspondingly, 71.9% of the approved applicants for conventional mortgages are from the upper income groups.

Denial rates for lower income groups were high in both categories, 27.0% for conventional mortgages and 15.4% for FHA, FmHA and VA mortgages. This is somewhat to be expected, however, given the financial considerations which are taken into account by lending institutions considering such loan requests. It is clear, however, that low income applicants who cannot qualify for a home loan through government-sponsored loan programs are unlikely to find the means to purchase a house through commercial lenders, and are therefore probably denied those housing opportunities.

SALES AND LENDING REVIEW

CONVENTIONAL MORTGAGES Distribution by Income of Applicant

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
<80% MSA	571	363	63.6	154	27.0
80-99% MSA	461	353	76.6	64	13.9
100-120% MSA	415	357	86.0	31	7.5
>120% MSA	1799	1615	89.8	83	4.6
Unavailable	140	52	37.1	43	30.7

FHA, FmHA & VA HOME PURCHASE LOANS Distribution by Income of Applicant

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
<80% MSA	839	655	78.1	129	15.4
80-99% MSA	591	481	81.4	67	11.3
100-120% MSA	274	218	79.6	33	12.0
>120% MSA	391	314	80.3	45	11.5
Unavailable	87	63	72.4	11	12.6

4.3. Denials Distributed by Applicant Race

Approval rates for White applicants ran slightly higher than the roughly 80% average approval rate, with White applicants being approved for 82.2% of conventional mortgages and 80.5% of FHA, FmHA and VA loans. Correspondingly, denial rates for Whites ran lower than the average for both types of loans, at 10.4% for conventional mortgages (compared to 11.1% average) and 12.2% for government-sponsored home loans (compared to 13.1% average).

Total Black and Hispanic approval and denial proportions for all forms of loans reported vary from the proportion for Whites. Smaller numbers of applicants in these categories, however, make it questionable to attempt to reach conclusions with any sense of statistical confidence.

SALES AND LENDING REVIEW

For conventional mortgages, Black applicants had a higher than average approval percentage of 83.1%, but Hispanic loan approvals were significantly lower than the average, at 64.7%. For FHA, FmHA and VA loans, both Black and Hispanic applicant approvals ran lower than average, at 71.1% and 65.6% respectively.

CONVENTIONAL MORTGAGES

Distribution by Race

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
Whites	3049	2505	82.2	318	10.4
Blacks	77	64	83.1	4	5.1
Hispanics	34	22	64.7	8	23.5
Other/Mixed	104	83	79.8	13	12.5
Unavailable	122	66	54.1	32	26.2

FHA, FmHA AND VA HOME-PURCHASE LOANS

Distribution by Race

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
Whites	1810	1457	80.5	220	12.2
Blacks	173	123	71.1	39	22.5
Hispanics	32	21	65.6	8	25.0
Other/Mixed	86	71	82.6	10	11.6
Unavailable	81	59	72.8	8	9.9

SALES AND LENDING REVIEW

4.4. Denials Distributed by Applicant Gender

The percentage of approvals for mortgages applied for by male/female couples ran ahead of the average in both loan categories, 83.5% for conventional mortgages and 82.3% for FHA, FmHA and VA loans, but this is not surprising given the likelihood that a couple may have more than one source of income.

More interesting is the fact that, for both conventional and FHA, FmHA and VA loans, applications by women were more likely to be approved than applications by men. The percentage of approvals for both these groups ran 3 to 5 points lower than the 80% average for conventional mortgages, while for FHA, FmHA and VA loans, male applicants were approved at a rate only very slightly less than the average, and female applicants were approved at a rate almost 3 points higher than the average.

CONVENTIONAL MORTGAGES

Distribution by Gender

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
Men	479	357	74.5	75	15.6
Women	432	335	77.5	61	14.1
Joint (M/F)	2392	1997	83.5	207	8.7
Unavailable	83	51	61.4	32	38.6

FHA, FmHA & VA HOME-PURCHASE LOANS

Distribution by Gender

	<u>APPLICATIONS</u>	<u>APPROVED</u>		<u>DENIED</u>	
	#	#	%	#	%
Men	400	317	79.3	57	14.3
Women	447	368	82.3	52	11.6
Joint (M/F)	1254	987	78.7	168	13.4
Unavailable	81	59	72.8	8	9.9

SALES AND LENDING REVIEW

4.5. Distribution by Applicant Income and Race Combined

When the Home Mortgage Disclosure Act disclosure data is examined more closely, any substantive discussion of trends in mortgage applications received and denied becomes more difficult due to the small numbers of applicants in some sub-groups. The raw numbers are interesting, however, and may be useful to an overall discussion of lending patterns in the Lansing area. Further, if the pattern these initial numbers exhibit persisted over a period of years, they might very well prove to be significant. For these reasons, the data is presented in Tables III-2 and III-3.

It is noted that because those applications where income data is not available were excluded from the disclosure act totals, the sums for the tables do not equate.

SALES AND LENDING REVIEW

TABLE III-2
CONVENTIONAL MORTGAGES
 Distribution by Race and Applicant Income

	APPLICATIONS	APPROVED	DENIED
	#	#	#
< 80% MSA			
Whites	511	332	133
Blacks	12	9	
Hispanics	10	5	3
Other/Mixed	16	12	3
Race Unavailable	22	5	15
80-99% MSA			
Whites	423	325	59
Blacks	3	3	
Hispanics	5	4	
Other/Mixed	12	10	2
Race Unavailable	18	11	3
100-120% MSA			
Whites	382	334	25
Blacks	12	8	2
Hispanics	3	2	1
Other/Mixed	11	9	1
Race Unavailable	7	4	2
> 120% MSA			
Whites	1631	1480	65
Blacks	49	44	2
Hispanics	16	11	4
Other/Mixed	61	51	5
Race Unavailable	42	29	7

SALES AND LENDING REVIEW

TABLE III-3
FHA, FmHA & VA HOME PURCHASE LOANS
Distribution by Race and Applicant Income

	APPLICATIONS	APPROVED	DENIED
	#	#	#
< 80% MSA			
Whites	731	584	100
Blacks	54	36	14
Hispanics	18	9	7
Other/Mixed	30	25	4
Race Unavailable	6	1	4
80-99% MSA			
Whites	509	419	52
Blacks	48	33	11
Hispanics	7	6	
Other/Mixed	23	19	4
Race Unavailable	4	4	
100-120% MSA			
Whites	230	184	27
Blacks	22	17	4
Hispanics	6	5	1
Other/Mixed	12	10	1
Race Unavailable	4	2	
> 120% MSA			
Whites	316	258	34
Blacks	47	37	8
Hispanics	1	1	
Other/Mixed	21	17	1
Race Unavailable	6	1	2

SALES AND LENDING REVIEW

4.6. Distribution by Applicant Income and Gender Combined

Again, because the available numbers for this category are small, the raw numbers are presented in Tables III-4 and III-5 for informational purposes only. Statistically, conclusions from the data could not be considered to be reliable.

As with previous tables, in some instances the original reporting forms were missing information, thus the totals will not match.

SALES AND LENDING REVIEW

TABLE III-4
CONVENTIONAL MORTGAGES
 Distribution by Applicant Income and Gender

	APPLICATIONS	APPROVED	DENIED
< 80% MSA	#	#	#
Male	145	84	44
Female	160	115	34
Joint (M/F)	254	161	68
Gender Unavailable	12	3	8
80-99% MSA			
Male	87	63	17
Female	96	81	9
Joint (M/F)	268	202	38
Gender Unavailable	10	7	
100-120% MSA			
Male	69	61	5
Female	63	54	4
Joint (M/F)	278	238	22
Gender Unavailable	5	4	
> 120% MSA			
Male	152	139	8
Female	103	84	10
Joint (M/F)	1516	1372	61
Gender Unavailable	28	20	4

SALES AND LENDING REVIEW

TABLE III-5
FHA, FmHA & VA HOME PURCHASE LOANS
Distribution by Income and Gender

	APPLICATIONS	APPROVED	DENIED
< 80% MSA	#	#	#
Male	195	153	31
Female	269	221	32
Joint (M/F)	369	280	62
Gender Unavailable	6	1	4
80-99% MSA			
Male	118	103	8
Female	123	100	14
Joint (M/F)	346	274	45
Gender Unavailable	4	4	
100-120% MSA			
Male	35	26	6
Female	29	24	3
Joint (M/F)	208	166	24
Gender Unavailable	2	2	
> 120% MSA			
Male	47	33	9
Female	22	21	1
Joint (M/F)	317	260	33
Gender Unavailable	5	2	

SALES AND LENDING REVIEW

4.7. Distribution by Census Tract Type

Again, any substantive discussion of trends in mortgage applications received and denied based on information broken down by census tract is hampered due to the small numbers of applicants in some areas. As additional years of reports become available in the future, statistically significant conclusions will be possible.

In the disclosure act data, the term "minority" refers to the population of persons on non-White races, and Whites of Hispanic origin. The totals provided vary slightly from previous data due to differing sources and boundaries.

Loan applications for home purchases in neighborhoods with less than 10% minority residents constituted the greatest share of mortgage applications for both conventional mortgages and FHA, FmHA and VA home-purchase loans. The number of mortgage applications falls off dramatically as the racial composition of the neighborhood increases even to between 10% and 20%; fewer than 1% of all loan applications were made for homes in neighborhoods where minorities made up half or more of the population.

Further, as the percentage of minorities in the neighborhood increased in both categories, so did the percentage of loans denied--more dramatically for conventional mortgages. So few mortgages were considered in such neighborhoods, however, that it is impossible to draw valid conclusions from the data.

CONVENTIONAL MORTGAGES Distributed by Racial Proportion of Census Tract

<u>% Minority</u>	<u>Applicants</u>		<u>Approved</u>		<u>Denied</u>	
	#	%	#	%	#	%
<10%	2847	85.4	2318	81.4	305	10.7
10-19%	307	9.2	250	78.0	31	10.1
20-49%	168	5.0	121	72.0	33	19.6
50-79%						
80-100%	10	.3	6	60.0	3	30.0

SALES AND LENDING REVIEW

FHA, FmHA & VA HOME-PURCHASE LOANS Distributed by Race and Census Tract

<u>% Minority</u>	<u>Applicants</u>		<u>Approved</u>		<u>Denied</u>	
	#	% of column	#	% of row	#	% of row
<10%	994	60.2	798	80.3	107	10.8
10-19%	341	20.7	280	82.1	39	11.4
20-49%	309	18.7	232	75.1	50	16.2
50-79%						
80-100%	7	.4	4	57.1	1	14.3

4.8. Reasons for Denial

The Home Mortgage Disclosure Act does not insist that lending institutions cite reasons for denial of mortgage applications. Many do, however, sometimes citing more than one reason per applicant. The data available for the calendar year 1990, while not statistically reliable, is presented in Tables III-6 and III-7.

Even though some conclusions can be drawn from the data, it is important to remember that the reasons for every denial are not necessarily reported. Further, it is very likely that many potential home buyers never advance as far as mortgage application process, discouraged by their perception of the housing market, the lending community or their own financial situation.

Of those reasons that were given for denial of loan applications, "Credit History" was most often cited for both conventional mortgages and government-sponsored loans, the primary exception being conventional mortgage applications where "Debt-to-Income Ratio" was cited as the major reason for denial in the case of Black males. The percentages are misleading, however, as there are so few applications to consider in some categories that even one or two denials can account for 50% of the total.

Interestingly, "Credit Application Incomplete" is another frequently cited reason for denial for FHA, FmHA and VA loans. This may be because the paperwork for such loans is more complicated, and applicants are unable or unwilling to complete it.

SALES AND LENDING REVIEW

TABLE III-6

REASONS FOR DENIAL OF MORTGAGE APPLICATION CONVENTIONAL MORTGAGES

RACE	White	Black	Hispanic	Other	Unavailable
Debt-to-Income Ratio	60	2	4	5	11
Employment History	21			2	2
Credit History	74		4	5	2
Collateral	44	1			5
Insufficient Cash	23				5
Unverifiable Information	5			1	1
Application Incomplete	4	1			
Mortgage Insurance Denied	6				
Other	55		3	2	3
GENDER	Male	Female	Joint	Unavailable	
Debt-to-Income Ratio	16	14	45	7	
Employment History	8	4	12	1	
Credit History	13	19	56		
Collateral	18	6	25	1	
Insufficient Cash	6	3	18	1	
Unverifiable Information	1		6		
Application Incomplete		3	2		
Mortgage Insurance Denied	1	1	4		
Other	17	15	29	2	
INCOME	<80% MSA	80-99% MSA	100-120% > MSA	120% MSA	Unavailable
Debt-to-Income Ratio	36	11	6	15	14
Employment History	17	2		3	3
Credit History	33	19	5	19	12
Collateral	16	10	4	16	4
Insufficient Cash	15	3	4	5	1
Unverifiable Information	1		1	2	3
Application Incomplete			2	3	
Mortgage Insurance Denied	3	2		1	
Other	18	14	7	13	11

SALES AND LENDING REVIEW

TABLE III-7

REASONS FOR DENIAL OF MORTGAGE APPLICATION FHA, FmHA & VA HOME PURCHASE LOANS

RACE	White	Black	Hispanic	Other	Unavailable
Debt-to-Income Ratio	16	4			2
Employment History	13	1			
Credit History	61	19	3	4	
Collateral	17	1	2	1	
Insufficient Cash	5		1	3	5
Unverifiable Information	8				
Application Incomplete	40	3	1		
Mortgage Insurance Denied	6	1			
Other	59	13	1	4	
GENDER	Male	Female	Joint	Unavailable	
Debt-to-Income Ratio		5	15	2	
Employment History	1	2	11		
Credit History	19	20	48		
Collateral	8	2	11		
Insufficient Cash	3	4	2		
Unverifiable Information	2	4	2		
Application Incomplete	7	13	24	5	
Mortgage Insurance Denied	5		2		
Other	18	7	52		
INCOME	<80% MSA	80-99% MSA	100-120% > MSA	120% MSA	Unavailable
Debt-to-Income Ratio	11	4	2	3	2
Employment History	10	2		2	
Credit History	45	20	11	10	1
Collateral	6	6	3	4	2
Insufficient Cash	5		2	2	
Unverifiable Information	6	1	1		
Application Incomplete	22	15	6	5	1
Mortgage Insurance Denied	2	2	3		
Other	27	21	7	19	3

SALES AND LENDING REVIEW

5. HOME IMPROVEMENT LOANS

Given the age of the Lansing housing stock, continued reinvestment by present owners is of paramount importance. The funds needed to finance the improvements may come from personal savings, loans from individuals, governmental loans, home equity accounts, or from formal home improvement loans. This last category is given particular scrutiny here due to the availability of the Home Mortgage Disclosure Act data. The data allows for various interesting groupings of loans (and denials) by area, income, and race. The source of all HMDA data is the 1990 report.

As with the previous discussions of formal loan information, the data cannot reveal if individuals were unfairly discouraged from even applying for financing.

5.1. Tract Totals for the Metropolitan Statistical Area

Tables III-8 and III-9 list the number and dollar amount (in thousands) of home improvement loan applications reported through the HMDA. Approximately 75% of all applications were approved, representing approximately 78% of the total amount of funds requested. The tracts represent primarily Lansing and East Lansing.

The term "Other" in the tables refers to applications that were either "Approved, not accepted", "Withdrawn", or "Files closed for incompleteness".

SALES AND LENDING REVIEW

TABLE III-8

HOME IMPROVEMENT LOAN APPLICATION RESULTS (By Number of Loan Applications By Census Tract)

<u>TRACT</u>	<u>ORIGINATED</u>	<u>DENIED</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>% ORIGINATED</u>
1	8	7	--	15	53
2	2	4	--	6	33
3	13	4	1	18	72
4	28	5	1	34	82
5	3	2	3	8	37
6	8	--	--	8	100
7	7	2	--	9	78
8	9	2	--	11	82
9	9	7	1	17	53
10	13	5	1	19	68
11	14	3	1	18	78
12	10	3	1	14	71
13	3	2	--	5	60
14	1	2	--	3	33
15	4	2	--	6	67
16	20	5	1	26	77
17.01	14	1	--	15	93
17.02	27	3	1	31	87
19	1	1	--	2	50
20	6	10	2	18	33
21	3	8	--	11	27
22	13	1	1	15	87
23	17	7	2	26	65
24	19	10	3	32	59
25	16	2	1	19	84
26	7	5	1	13	54
27	21	8	4	33	64
28	16	3	1	20	80
29.01	11	8	2	21	52
29.02	1	--	1	2	50
30	2	--	--	2	100
31.01	6	--	--	6	100
31.02	21	2	3	26	81
32	23	8	--	31	74
33.01	11	5	--	16	69
33.02	19	3	--	22	86
34	19	6	--	25	76
35	13	3	1	17	76

SALES AND LENDING REVIEW

TABLE III-8

HOME IMPROVEMENT LOAN APPLICATION RESULTS
(By Number of Loan Applications By Census Tract)

---Continued---

<u>TRACT</u>	<u>ORIGINATED</u>	<u>DENIED</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>% ORIGINATED</u>
36.01	21	11	2	34	62
36.02	18	8	--	26	69
37	19	13	--	32	59
38.01	16	1	--	17	94
38.02	3	--	--	3	100
39.01	10	2	1	13	77
39.02	14	1	--	15	93
40	19	5	1	25	76
41	3	--	--	3	100
42	1	--	--	1	100
43.01	26	2	1	29	90
43.02	--	--	--	--	--
44.01	2	--	--	2	100
44.02	--	--	--	--	--
44.03	3	2	--	5	60
45	10	2	1	13	77
46	6	1	--	7	86
47	17	--	1	18	94
48	31	3	1	35	88
49.01	28	--	1	29	96
49.02	9	--	1	10	90
50	29	--	1	30	97
51	10	8	1	19	53
52	23	7	2	32	72
53.02	11	3	1	15	73
53.03	20	4	3	27	74
53.04	6	4	--	10	60
54	26	6	2	34	76
55	52	14	2	68	76
56	18	1	--	19	95
57	29	3	1	33	88
58	18	4	1	23	78
59	26	8	2	36	72
60	13	6	1	20	65
61	29	8	1	38	76
62	37	2	1	40	92
63	60	18	4	82	73
64	<u>29</u>	<u>7</u>	<u>=</u>	<u>36</u>	<u>80</u>
	1,130	303	66	1,499	75

Source: HMDA

SALES AND LENDING REVIEW

TABLE III-9

HOME IMPROVEMENT LOAN APPLICATION RESULTS (By Dollar Amount of Loan Request in Thousands, By Census Tract)

<u>TRACT</u>	<u>ORIGINATED</u>	<u>DENIED</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>% ORIGINATED</u>
1	65	41	--	106	61
2	15	14	--	29	52
3	55	8	7	70	78
4	179	29	5	213	84
5	18	2	17	37	49
6	55	--	--	55	100
7	31	7	--	38	81
8	26	8	--	34	76
9	74	17	45	136	54
10	57	27	3	87	65
11	53	17	31	101	52
12	78	8	4	90	87
13	44	8	--	52	85
14	1	2	--	3	33
15	11	14	--	25	44
16	96	22	8	126	76
17.01	196	2	--	198	99
17.02	161	16	2	179	90
19	3	4	--	7	43
20	20	23	8	51	39
21	21	41	--	62	34
22	51	7	10	68	75
23	49	23	41	113	43
24	123	48	7	178	69
25	70	8	4	82	85
26	66	33	15	114	58
27	86	42	29	157	55
28	120	22	3	145	83
29.01	91	43	15	149	61
29.02	2	--	34	36	5.5
30	3	--	--	3	100
31.01	30	--	--	30	100
31.02	327	21	29	377	87
32	126	48	--	174	72
33.01	37	17	--	54	68
33.02	124	6	--	130	95
34	151	39	--	190	79
35	58	4	10	72	80

SALES AND LENDING REVIEW

TABLE III-9

HOME IMPROVEMENT LOAN APPLICATION RESULTS
(By Dollar Amount of Loan Request in Thousands, By Census Tract)
---Continued---

<u>TRACT</u>	<u>ORIGINATED</u>	<u>DENIED</u>	<u>OTHER</u>	<u>TOTAL</u>	<u>% ORIGINATED</u>
36.01	68	73	28	169	40
36.02	99	97	--	196	50
37	79	63	--	142	56
38.01	150	7	--	157	95
38.02	49	--	--	49	100
39.01	166	19	30	215	77
39.02	146	3	--	149	98
40	181	108	30	319	57
41	33	--	--	33	100
42	3	--	--	3	100
43.01	241	7	4	252	96
43.02	--	--	--	--	--
44.01	--	--	--	10	100
44.02	--	--	--	--	--
44.03	12	12	--	43	72
45	16	16	6	71	69
46	2	2	--	58	96
47	217	--	36	253	86
48	397	9	10	416	95
49.01	236	--	9	245	96
49.02	130	--	4	134	97
50	468	--	39	507	92
51	86	62	5	153	56
52	78	30	12	120	65
53.02	87	52	11	150	58
53.03	95	23	21	139	68
53.04	31	16	--	47	66
54	231	30	8	269	86
55	460	82	15	557	82
56	173	6	--	179	97
57	291	12	3	306	95
58	279	9	6	294	95
59	256	38	7	301	85
60	99	62	60	221	45
61	187	39	6	232	81
62	378	8	5	391	95
63	443	207	38	688	64
64	<u>226</u>	<u>38</u>	<u>=</u>	<u>264</u>	<u>86</u>
	8,982	1,801	720	11,503	78

Source: HMDA

SALES AND LENDING REVIEW

5.2. Applicant Income

The income of an applicant is obviously a primary factor in determining eligibility for a home improvement loan. The totals from the HMDA for four different income groupings are provided below. Note that over one-half of the applications came from applicants reporting incomes below the MSA median family income.

<u>Income of Applicant</u>	<u>Received</u>	<u>Originated</u>	<u>Percent Originated</u>
Less Than 80% of MSA Median	805	550	68%
80-99% of MSA Median	444	314	71%
100-120% of MSA Median	286	222	78%
More than 120% of MSA Median	710	606	85%

5.3. Race of Applicant

The race of an applicant should obviously not impact the likelihood of a loan. The HMDA data recorded the following home improvement loan approval rates based upon the race of the applicant.

<u>Racial Category</u>	<u>Number of Applications</u>	<u>Origination Rate</u>
White	1,612	81%
Black	129	69%
Hispanic	35	66%

SALES AND LENDING REVIEW

The reality that minority groups in the Lansing area have lower average incomes must be considered. Before any conclusions could be drawn, it is vital to adjust for income. The data below considers the loan results by both race and income. Due to the low total number of Hispanic applications, the table compares only White and Black applicants.

Loan Applications and Origination Percentages By Race and Income Category

<u>Income</u>	<u>White</u>		<u>Black</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Less than 80% of MSA Median	538	73%	43	72%
80-99% of MSA Median	292	77%	35	71%
100-120% of MSA Median	218	82%	13	54%
More than 120% of MSA Median	549	89%	38	68%

At the income levels below the MSA median, the origination rates are nearly identical between income groups. There is a marked difference for the two higher income categories. These differences are a cause for concern, yet the small number of cases does not allow for any definitive inferences to be taken from the data in a statistically significant manner.

The race category is revisited in the tract data provided in the following segment.

SALES AND LENDING REVIEW

5.4. Type of Tract

For many years a major concern for urban areas has been whether loans are impacted by the type of neighborhood, rather than the specifics of the applicant and structure. The HMDA data allows some limited analysis of this issue, although several years of data is necessary before any conclusions could be reached. An additional statistical concern is that a specific neighborhood within a Census tract could be receiving unfair consideration, while the remainder of a tract is not, and such a situation would not necessarily reveal itself in the tables.

The HMDA data makes a distinction between the MSA "Central City" and the remainder of the MSA. The reader should keep in mind that the remainder is still relatively limited in geographic scope, and would not include the higher income suburbs further from the Lansing boarder.

The data found that of the 1,098 applications from the Central City, 72% were originated, as compared to 79% of the 1,273 applications from the remainder of the MSA.

The median age of all housing in the tract was found to relate to the likelihood of approval, although this occurrence may relate more to applicant income than any other factor. The table below provides the various origination percentages.

<u>Median Age of Housing in Tract</u>	<u># Of Applications</u>	<u>% Originated</u>
1970 - March 1980	351	80%
1960 - 1969	815	78%
1950 - 1959	537	78%
1946 - 1949	268	72%
1939 or earlier	400	67%

SALES AND LENDING REVIEW

The HMDA data allows a review of the number of loans applied for and originated by tract. Table III-10 provides the data in a summary form.

It is noteworthy that within each income category, there is little change in the origination proportions based upon the minority composition of the tract.

SALES AND LENDING REVIEW

TABLE III-10

**HOME IMPROVEMENT LOAN APPLICATION RESULTS
(By Income of Applicant and Minority Proportion of Census Tract)**

	<u>RECEIVED</u>	<u>ORIGINATED</u>	<u>% ORIGINATED</u>
<u>Low/Mod. Income</u>			
< 10% Minority	36	25	69
10-19% Min.	55	40	73
20-49% Min.	185	118	64
50-79% Min.	---	---	---
80-100% Min.	6	4	67
<u>Middle Income</u>			
< 10% Minority	1,299	992	76
10-19% Min.	205	129	63
20-49% Min.	110	73	66
50-79% Min.	---	---	---
80-100% Min.	26	20	77
<u>Upper Income</u>			
< 10% Minority	366	325	89
10-19% Min.	83	74	89
20-49% Min.	---	---	---
50-79% Min.	---	---	---
80-100% Min.	---	---	---

SALES AND LENDING REVIEW

6. SUMMARY STATEMENTS OF HMDA DATA

The HMDA data is viewed as being very interesting, and potentially useful in future years, but it possesses two important statistical shortcomings.

The first major shortcoming is lack of history. At the time this study is being conducted, the consultants were able to analyze only one full year of detailed HMDA results that utilizes the same set of definitions and includes the same breadth of mandatory reporting. Thus, caution must be employed in drawing conclusions. For many of the sub-categories, the number of applications is simply of insufficient magnitude. The consultants have reviewed the comments of others in other areas of the nation, and the general concern is the same. Additional years of reports will be able to increase the data base, and also to detect trends.

The second shortcoming may not be cured by additional years of data. It is the consideration that potential applicants who are discouraged from applying, either by lack of promotion in certain areas, lack of attention to their questions or respect for their needs, or their own misperceptions, will not be found in the statistics.

One of the most disturbing items that appeared is that home improvement loans have one of the lower rates of approval. This may be due more to the lack of information obtained prior to application (as compared to home buyers who are assisted by brokers) than to any other factor. Nonetheless, one in every four home improvement loan applications from the Central City was never originated. A lack of reinvestment inevitably will have very troublesome long-term impacts on a neighborhood, and a lack of financing will assure a lack of reinvestment.

FAIR HOUSING ACTIVITIES

IV. FAIR HOUSING ACTIVITIES

A variety of actions have taken place in the Lansing area to address the problem of discrimination in housing practices. This Chapter summarizes information concerning ordinances and programs, and discusses data on formal housing-related complaints to official agencies.

1. STATE LAW

To address the concerns of Civil Rights in the State of Michigan, the Michigan legislature in 1976 passed the Elliott-Larsen Civil Rights Act (P.A. 453 of 1976). The legislation was signed into law by the Governor on January 13, 1977. The legislation has since been amended on numerous occasions.

The preamble of the law reads in part *"AN ACT to define civil rights; to prohibit discriminatory practices, policies, and customs in the exercise of those rights based upon religion, race, color, national origin, age, sex, height, weight, or marital status."*

Article 5 of the law specifically addresses discrimination in the area of housing.

The Michigan Handicappers Civil Rights Act, P.A. 220 of 1976, as amended, specifically addresses discriminatory practices concerning housing and handicappers.

FAIR HOUSING ACTIVITIES

2. LANSING ORDINANCE

The Lansing City Council adopted on March 10, 1986 the revised Fair Housing Ordinance. The ordinance prohibits discrimination in real estate transactions involving housing accommodations. Protected classes include: Race, Religion, Color, Sex, Marital Status, Age, National Origin, Ancestry, Handicap, Use of Adaptive Devices or Aids, Political Orientation, and Source of Income. The last two items extend beyond the coverage of the State law.

A copy of the ordinance is included in the Appendix.

3. ENFORCEMENT ACTIONS OF THE STATE AND CITY

3.1. Likelihood of Complaints

A review is made here of the formal housing discrimination complaints filed with state and local agencies. The amount of formal complaints is not dramatic in number. Viewpoints on the figures merit discussion.

The common belief among state and local officials involved in addressing fair housing problems is that individuals are reluctant to undertake the rather time-consuming effort to file formal housing discrimination complaints. This may be particularly true within lower income groups during more difficult economic periods. The challenges of daily living and of assuring some form of shelter are, perhaps, so consumptive that fair housing claims are simply not pursued.

Moreover, the City, State, and the non-profit agencies involved in housing are, in many cases, able to reconcile a housing problem before a formal complaint is filed. This may occur simply through advice to the individual expressing a concern, or even by contacting the other party and assisting in reconciling the problem. These situations would, therefore, likely not result in a formal complaint being completed and recorded.

FAIR HOUSING ACTIVITIES

Finally, the training and information efforts that have been aimed at real estate agents, lending institutions, and others in the housing industry, while certainly having a beneficial impact on operations, may also mean that in some instances overt prejudice has been replaced by more subtle discrimination.

Information regarding formal complaints is reviewed below. The material is useful, but the figures are not suggested as being a genuine gauge of the degree of the fair housing problem.

3.2. Michigan Department of Civil Rights

The Lansing Office of the Michigan Department of Civil Rights operates as an initial intake office for questions and complaints from citizens. Housing complaints are generally routed to the Detroit office for further review.

Records were requested from the Detroit office regarding formally recorded complaints occurring with the City of Lansing. During the period from 1987 to the present, 30 complaints were formally filed on the topic of housing within Lansing. Some of these complaints may also have been filed directly with HUD.

<u>Year</u>	<u>Number of Formal Complaints</u>
1987 (part)	5
1988	7
1989	5
1990	7
1991	5
1992 (part)	1

FAIR HOUSING ACTIVITIES

The type of group that the complaint was filed against is as follows:

Residential Hotels	1
Government Agencies	2
Individuals	1
Apartment Owners	20
Mortgage Companies	1
Condominium Associations	1
Real Estate Agents	1
Mobile Home Parks	3

The category for the reason the complaint was filed is:

Race exclusively	11
Age	6
National origin	2
Sex	1
Info. incomplete	3
Multi-base	7

3.3. Lansing Human Relations

The City of Lansing Human Relations Department investigates "*complaints alleging violation of the Civil Rights Act*", and provides various services including counseling and mediation. Staff members also assist with a variety of city and regional committees. Housing is but one of the areas the staff is involved with. Outreach materials, including bilingual copies, are distributed throughout the community. Each year the Department sponsors activities in concert with Fair Housing Month (April), including special programs and displays.

Complaints made by citizens to the Department were reviewed for approximately the last year. Fifteen were related directly to housing issues. The majority of these related to tenant-landlord issues.

FAIR HOUSING ACTIVITIES

4. PROGRAM INFORMATION

A variety of programs have been established in the Lansing area to address housing needs, including discrimination issues. A list of the programs is provided in the Appendix. Certain efforts are briefly reviewed here due to their particular impact on fair housing.

4.1. Housing Resource Center

The agency has offices in both Lansing and East Lansing. The Center describes itself as a "*comprehensive housing counseling agency dedicated to the goal of decent, safe, and sanitary shelter for every citizen in the Greater Lansing area.*"

The programs include:

- Emergency Shelter Hotline
- Special Emergency Shelter Grants
- Rental Availability Listing
- Landlord/Tenant Counseling
- Publications
- Security Deposit Guarantees
- Pre-Homeownership Counseling
- Mortgage Counseling
- Emergency Shelter Grants

The agency includes the problem of housing discrimination in its outreach efforts, and has developed a separate pamphlet on the issue. The Center provides counseling assistance in efforts to obtain voluntary compliance. Cases believed to need formal legal actions are referred to the appropriate local, state, and federal agencies.

FAIR HOUSING ACTIVITIES

4.2. Legal Aid of Central Michigan

Legal Aid of Central Michigan provides legal services to income eligible residents of Ingham, Eaton, Clinton, Shiawassee and Barry Counties. Issue areas include public assistance problems, family law, consumer protection, and housing. Counseling advice is provided on a wide variety of housing concerns: landlord-tenant disputes, mortgage, land contracts, and federal housing.

In 1991, of 4,153 clients who contacted Legal Aid for services, approximately one-quarter were minorities. Total "Housing" clients numbered 1,323, with landlord-tenant problems being by far the dominant problem category. Typically, due to limited staff resources, and consistent with national directives, housing discrimination complaints felt to require formal legal action are referred to the State Department of Civil Rights.

4.3. Community Services and Referral Center (CSRC)

The CSRC is a non-profit agency providing information and referral services, as well as a daytime resource center, energy assistance, furniture, and other services. Among the services provided on-site at CSRC offices are landlord/tenant issue counseling.

5. COMMUNITY HOUSING RESOURCES BOARD

The federal Fair Housing Law authorized HUD to establish programs of voluntary compliance. In 1975, the National Board of Realtors and HUD signed a Voluntary Affirmative Marketing Agreement (VAMA), which has since been renewed. A VAMA *"commits local Boards of Realtors and independent signatory companies to voluntarily comply with Title VIII of the Fair Housing Act."* The VAMA also provides for the formation of Community Housing Resources Boards (CHRBs). The Lansing area CHRB was formed thereafter.

FAIR HOUSING ACTIVITIES

Membership of the Board includes representatives of the city governments of Lansing and East Lansing, the Lansing Housing Commission, the Tri-County Planning Commission, and others. Staff assistance is provided through the Tri-County Planning Commission.

Naturally, a primary responsibility of the CHRB is to promote the implementation, monitoring, and evaluation of the VAMA between HUD and the Greater Lansing Board of Realtors. The CHRB is also involved in training and education pursuits. The CHRB has undertaken several studies during the last decade to analyze fair housing needs.

The CHRB lists expanded efforts in the rental industry as a primary need. A significant number of landlords do participate in the CHRB program, but these often are realtors who would participate in the program in any event. The CHRB estimates that of the 6,000 individuals involved in the rental industry who are potential candidates for the training, less than 1,000 have participated.

6. GREATER LANSING BOARD OF REALTORS

The Greater Lansing Board of Realtors (GLBR) was founded in 1907. The organization is now affiliated with the Michigan Association of Realtors and the National Association of Realtors.

The GLBR has been working with the CHRB since 1982 to implement the local VAMA. The Board requires all members to take a Fair Housing Training course, specifically the Cuyahoga program.

7. LANSING HOUSING PARTNERSHIP

Through the offices of the Mayor, a broad effort has been undertaken to analyze the housing situation in Lansing, and to develop solutions to housing problems. A series of task forces have been established and final reports have been submitted or are now being drafted.

FAIR HOUSING ACTIVITIES

The task forces are as follows:

- Housing Needs Committee
- Nonprofit Housing Corporation Needs
- Financing Lansing Housing Program
- Public Housing
- Special Housing Needs
- Housing Affordability
- Neighborhood and Homeownership Promotion

"Fair Housing" is not a specific topic of a separate committee, but any programs or policy changes that are derived from the overall effort will possess the potential to favorably impact adequate and fair housing within the city for all residents.

SPECIAL CATEGORIES

V. SPECIAL CATEGORIES

The directives of the Department of Housing and Urban Development suggest that a variety of issues receive additional attention in a fair housing review. This relates, at least in part, to the recognition that Census data alone is insufficient to provide an adequate portrayal of various situations. This Chapter reviews these additional issues.

The issues include:

- Homeless
- Employer location
- Access to transportation
- Code enforcement
- Families with children
- Location of accessible housing
- Location of subsidized housing

1. HOMELESS

1.1. Enumeration

There appears to be a general recognition that standard survey techniques are not adequate to develop a realistic portrayal of homelessness in a community. Obviously, a person without a housing unit can easily be missed by mail surveys and one-night searches.

The definition of "homeless" is also one of debate, which leads to statistical confusion. Is a person who stays at a shelter "homeless"? What is the status of a person who is occasionally allowed to sleep on a friend's couch? These people clearly do not have homes, yet during a one-day (or night) snapshot survey, they may be viewed as at least having shelter.

SPECIAL CATEGORIES

To address the issue of homelessness in Lansing, a special working committee was formed. The committee is chaired by the directors of the Community Service and Referral Center and the Housing Resource Center. The group uses the terminology that a homeless person is an individual without a permanent address.

The committee undertook a unique surveying effort to attempt to derive a realistic portrait of homelessness in Lansing. Working with the variety of government agencies, non-profit groups, and churches, all involved with providing services to area Homeless, surveys were undertaken monthly. The survey sites included the evening shelters, and also the food services sites where a homeless person may come to eat during daylight hours.

A portion of the survey results are included in Table V-1. Surveys have been undertaken on a monthly basis, and are continuing to be conducted. Members of the committee believe that even though a comprehensive effort has been undertaken, the actual number of homeless individuals in Lansing is at least two or three times greater than the number surveyed.

It should be noted that not all agencies participated in each survey. Due to the difficulty in receiving full answers to each question, the totals in the individual components will not match the totals for other groupings. Even given the difficulties faced in developing accurate estimates, it is believed that the survey effort is one of the most comprehensive thus far undertaken in Michigan.

SPECIAL CATEGORIES

**TABLE V-1
PARTIAL DATA SUMMARY
LANSING HOMELESS SURVEY-1992**

	DEC.	JAN.	FEB.	MARCH
WHY HOMELESS				
Evicted	193	97	62	58
Long-term	48	59	12	36
Unhealthy environment	60	87	23	39
Relocating	30	49	28	18
Sub. abuse	10	13		12
RESIDENCY				
Lansing	324	292	100	142
Other	24	28	31	48
# IN FAMILY				
1	249	234	172	191
2	41	34	11	31
3 or more	56	51	34	47
WHERE DO YOU LIVE				
W/friends	72	78	24	30
W/family	42	56	9	33
Shelter/motel	147	109	71	123
Street	87	76	27	16
GENDER				
Male	180	182	87	120
Female	162	137	44	82

SPECIAL CATEGORIES

1.2. Services

A list of the agencies providing services to area homeless, and the types of services, is included in the Appendix. The information was originally assembled for the Comprehensive Housing Assistance Plan. The previously mentioned Special Needs Committee of the Lansing Housing Initiative is presently developing an approach and program for identifying and addressing the unmet needs of the homeless population.

2. EMPLOYER LOCATION

The census information found that the number of individuals below the poverty line has increased substantially during the last decade. Clearly, employment is a major concern for the community. Even though housing problems and income problems are not one in the same, there is no doubt a strong relationship.

The metropolitan area is fortunate that the major area employers are rather stable, at least as compared to the factory closings that have impacted other Michigan communities. Until further Census data is available, it is difficult to determine the actual comparative job growth between Lansing and surrounding communities.

It is well known that automobiles and the public sector (including medical and educational organizations) are the primary employers. The figures below are excerpted from the Michigan Commerce Department list of primary "economic base" employers (local government, hospital, and school employers are not included):

State of Michigan, Lansing	22,000
GM Olds Div., Lansing	17,000
Mich. State Univ. East Lansing	8,834
GM Fisher Body Div. Lansing	4,500
Motor Wheel, Lansing	1,000
Federal Drop Forge	380
Dart Container, Mason	347
Wyeth Labs, Mason	332
Dana, Lansing	325
Wohlert, Lansing	300

SPECIAL CATEGORIES

As noted, the names of various hospitals and schools systems could also be added to the list. In the case of area hospitals, the three largest are located in the neighborhood target tracts of Lansing. In the *Lansing Area Manufacturing Directory for 1992*, published by the Chamber of Commerce and covering a multi-county area, "Lansing" is the home of more than one-half of the firms listed.

3. ACCESS TO TRANSPORTATION

Mobility is a key to the employment and educational opportunities (as well as medical, spiritual, and recreational services), that a community offers. For lower income individuals in particular, mobility impacts the choice of housing, and the access to important human services. HUD is therefore interested in the mobility needs of a community and the services available.

The Capitol Area Transportation Authority (CATA) provides bus transportation to most major employers (the auto plants, MSU, the downtown State Government Complex, and other State Government centers), and has a variety of "runs" through the target neighborhoods. The "Willow-Lansing Mall" route, for example, serves the State Capitol Complex, GM Plant #3, and a large shopping mall west of the city. Copies of the maps of a small sample of bus routes are included in the Appendix of this document.

CATA Rural Service is "designed to serve residents of Ingham County who live outside the Lansing metropolitan area." The service, at present, does not focus on bringing target neighborhood residents to employment opportunities outside the city.

SPEC-TRAN is an advanced appointment-based transportation service for "*mobility limited seniors and handicappers who are unable to use fixed route service.*" The program provides curb-to-curb service.

4. CODE ENFORCEMENT

The city recognizes that while code enforcement is an important tool in working to assure safe and adequate housing conditions, outdated or over-restrictive codes or enforcement also have the *potential* to negatively impact the total housing stock.

SPECIAL CATEGORIES

The Housing Affordability Committee of the Lansing Housing Partnership, is specifically addressing this topic. The Chairman of the Committee is the Building Safety Division Director for the City of Lansing.

The present building codes of the city are available for inspection by citizens at city offices in downtown Lansing.

5. FAMILIES WITH CHILDREN

Families with children are a class protected by fair housing laws, and merit enumeration within a fair housing review. Unfortunately, the 1990 Census information available at the juncture when this report is being submitted is not sufficient to provide a reliable estimate of the figures within Lansing tracts and comparisons to other areas in the region.

6. LOCATION OF ACCESSIBLE HOUSING

The Center for Handicapper Affairs provides a wide range of services to handicappers in the Greater Lansing area. A particularly important task area is housing. The Center has compiled a working list of accessible units in the metropolitan area. The list is included in the Appendix.

7. LOCATION OF PUBLIC HOUSING

The Lansing Housing Commission has operated under the general policy for a number of years of not clustering public housing units in any single neighborhood.

Two lists of assisted housing units are supplied in the Appendix. The first was provided in the Comprehensive Housing Assistance Plan. The second is a site specific list of the scattered site housing of the Housing Commission.

VI. HOUSING PROJECTIONS

1. INTRODUCTION

This Chapter provides projections of the housing profile of the City of Lansing. The estimates are derived from the analysis of a variety of federal, state, and local statistics covering the past twenty years. The analysis includes various statistical methodologies (using defined assumptions) for developing estimates of the latent demand for owner-occupied housing and home rehabilitation.

The profiles provide reflections of future housing demand and future housing supply, but the dynamic nature of the housing market must always be kept in mind. A new public policy or unexpected private development that aggressively impacts either side of the demand/supply equation can serve to change the future profile. Therefore, the analysis can legitimately represent underlying statistical trends and systems, but these trends can definitely be impacted by changing events. Furthermore, the demand for housing works inter-dependently with the supply. If a certain type of housing is not available, then at least on the short-term households must arrange shelter in whatever the local market can provide. Over a few years, however, demand will impact the type of units supplied, and units not in sync with the market may become vacant. In theory, these vacant units will then lower prices to attract buyers and renters. Eventually, the supply and demand will converge on a market equilibrium.

A particular difficulty with market economics and theory when addressing housing, and a special concern for public officials, is that a base amount of income is needed to assure a housing unit is available and adequate for use. At a certain point, regardless of market forces, an adequate unit cannot be priced low enough to reach the affordability threshold of potential renters. Fixed costs are simply more than can be afforded.

HOUSING PROJECTIONS

In the same vein, new construction of units for potential homeowners cannot occur below a certain cost. A base minimum mortgage affordability is necessary. To express the concern in another manner, the demand for housing which is commonly viewed as adequate will not always be supplied by the market at a price affordable to all households.

2. KEY INFLUENCES ON THE HOUSING PROFILE OF A COMMUNITY

It is first worth recognizing that a variety of key influences exist that impact the future housing characteristics of a community. This project report focuses upon quantifiable considerations, but it is not suggested that numerical trends and economic theory are the only influences on the future housing profile of a community.

The first influence is **population trend**. A growing community may have a demand for shelter units that is unmet, which may result in inflated prices and/or overcrowding, but eventually attract new development. A diminishing population may provide for greater housing choices, assuming overall adequacy and quality of life characteristics are maintained, but new development will be lacking.

A second influence is **household formation**. This influence is related to population, and is itself impacted by housing supply, yet represents a distinct aspect of demand. The nation has obviously experienced in the past two decades a shift towards smaller households, which has resulted in an increase in total households.

A third area of influence is the definition of **adequacy**. A unit in Lansing that is unheated must be considered inadequate and uninhabitable. Such a unit in a southern state may be viewed as undesirable, but perhaps have a place in the local housing stock. Another example would be a unit that has unsafe electrical systems or creates sanitation hazards would likely be considered uninhabitable, and removed from the housing supply.

An influence on all of the above, and directly on the housing profile, is the **economic conditions** of an area. The Lansing area has been fortunate to have a relatively stable economy for several decades. Yet, the increase in the number of Lansing residents below the poverty line definitely is a cause for concern.

HOUSING PROJECTIONS

Another influence on the future profile are the needs of **special populations**. Future seniors and handicapper populations may desire/require certain design considerations. The needs of the homeless and poor require special considerations.

Even though not within the scope of this analysis, certainly **quality of life** aspects influence the projection of a housing profile. The presence of various services and infrastructure, amenities such as parks, and particularly the perceived quality of the school system, impact the demand for various types of housing. There are some subtle differences between quality of life comparisons and the **relative attractiveness**. For example, affordability may make it impossible for a family to choose a community with the amenities desired. Another example is access to employment, which may become the primary determinant of relative attractiveness. A major upward spike in oil prices may make residing in outer communities (with long commutes to work) much less attractive, assuming that the job base remains nearer the central city.

Governmental regulations and programs are an influence. Regulations impact the definition of adequacy, the fixed costs of construction and rehabilitation, and the ease of change. Zoning impacts where and what can be built. The programs can also serve to impact the financing needed for the purchase of a unit, or the capability to afford a certain level of rental payment.

The degree of **immigration and emigration** to and from a geographic area is included to a degree in the above influences, but is itself a consideration when examining the speed of change.

3. SUMMARY OF PRIMARY HOUSING AND DEMOGRAPHIC TRENDS

In Chapter I, a detailed review of relevant housing and population characteristics was provided. Given the volume of the information, it is valuable to briefly review here the statistics that are viewed as being the key influences on future projections.

HOUSING PROJECTIONS

3.1. Population

The population of Lansing has been declining during the last two decades. The State of Michigan, through the Office of Demographic Research and Statistics, Department of Management & Budget, periodically develops population forecasts for the each of the 83 counties. In the Lansing area, the Tri-county Regional Planning Commission develops estimates of the county population and of individual communities.

The figures for the last three Census periods, as well as the forecasts for years 2000 and 2010, are provided on the following page. Note that the state forecasts are substantially below those of the county. The estimates were developed at different points of time and the most recent trends were likely given greater weight, explaining part of the difference.

After the table, a chart is provided offering graphic representations of the Lansing and Ingham figures.

The projected decline in the Lansing population is consistent with recent trends.

The most dramatic aspect of the State forecast is the decline predicted for the entire county for the year 2000 and beyond. The State estimates are developed separately from those of the regional planning office. The State does not develop estimates below the county level. It can be extrapolated, however, that their figures suggest a much greater decrease in the Lansing population than those of the regional planning office.

The estimates of the Tri-county office appear logical and are used in this analysis for projecting the future housing profile of the City of Lansing.

HOUSING PROJECTIONS

TABLE VI-1

POPULATION PROJECTIONS OF THE TRI-COUNTY REGIONAL PLANNING COMMISSION

Year	Lansing	Ingham
1970	131,546	261,039
1980	130,415	275,520
1990	127,321	281,912
2000	124,486	286,043
2010	121,368	289,185

TABLE VI-2

POPULATION PROJECTIONS STATE OF MICHIGAN, DEPT. OF MANAGEMENT & BUDGET

Year	Ingham County
1970	261,039
1980	275,520
1990	281,912
2000	270,000
2010	256,700

Chart VI-1

Lansing Population Trends and Projections

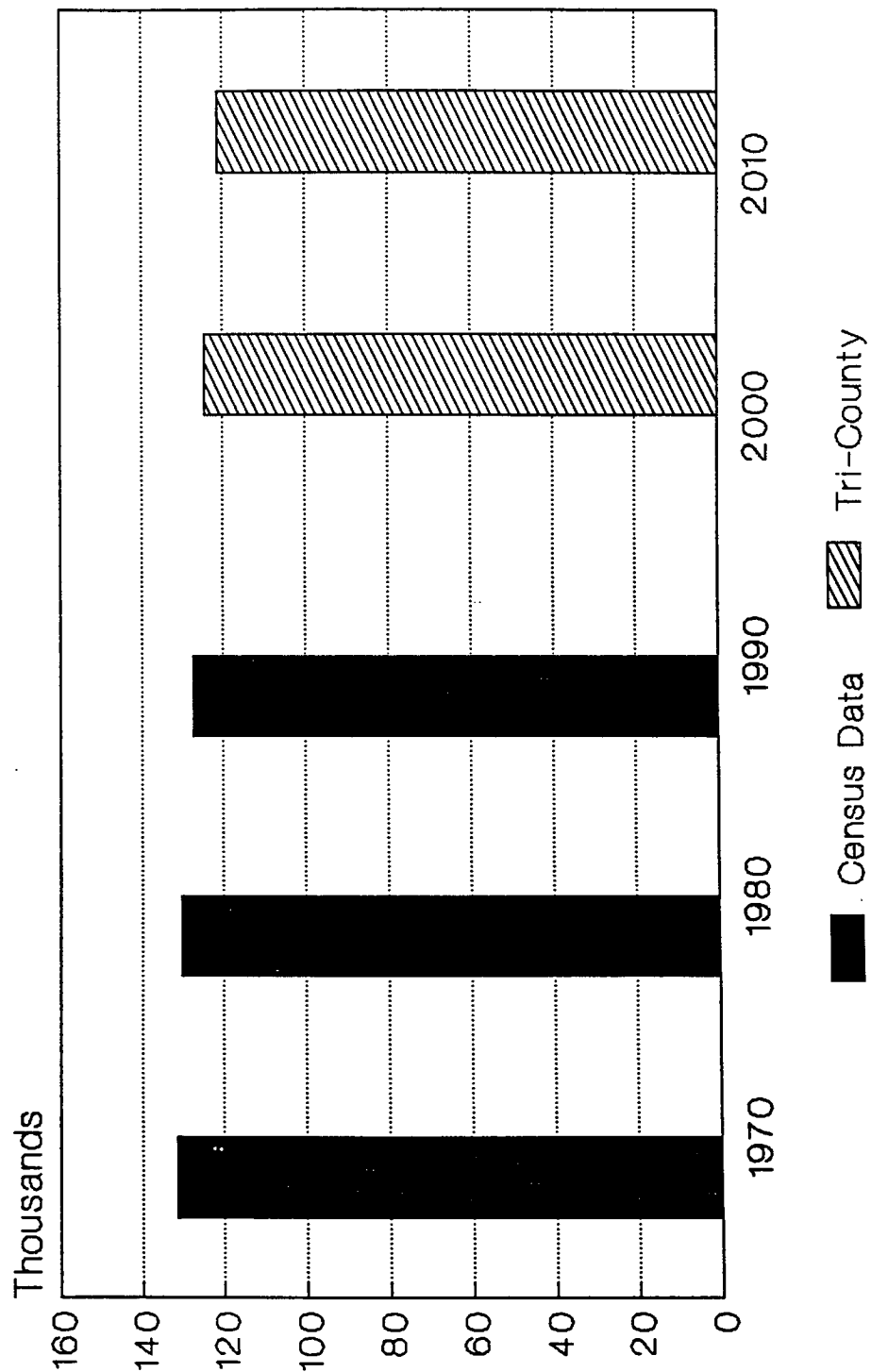
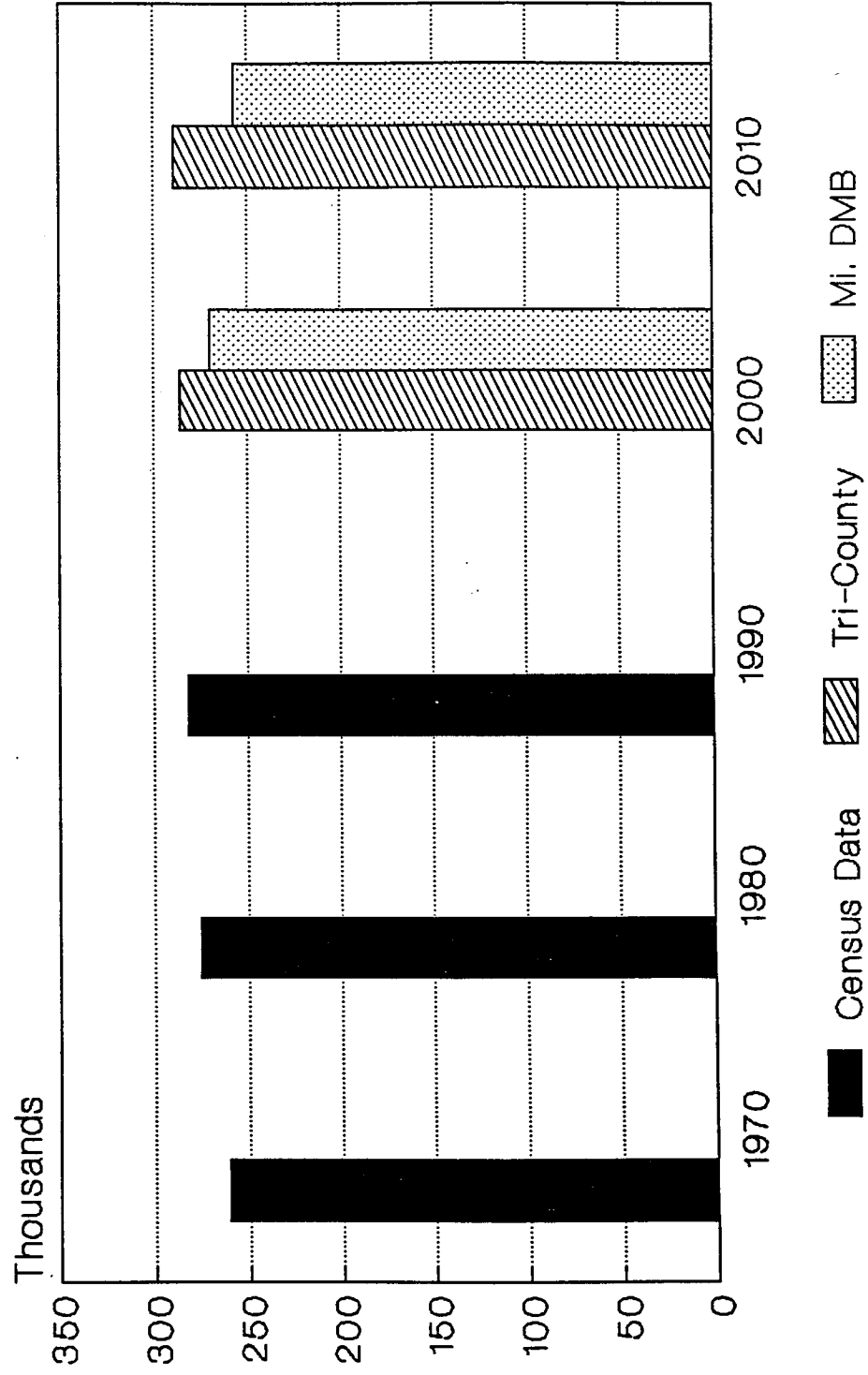


CHART VI-2

Ingham County Population Trends and Projections



HOUSING PROJECTIONS

3.2. Household Formation

Nationally and statewide, the number of individuals per household has been declining steadily during the last two decades. The prime causes include fewer children per family, and an increase in the number of individuals living alone.

City of Lansing

	Households	Persons per household
1970	42,647	3.06
1980	49,516	2.61
1990	50,635	2.50

The number of households in Lansing grew during the last decade, but at a much lower rate than during the 1970s. The persons per household decreased, but also at a slower rate. The persons per household figure is immune to any statistical problems created by annexations, and is very relevant to future housing projections. The increase in the number of households during the last decade represents an average rate of growth of 112 households per year.

Single person households grew from 8,079 in 1970, to 12,970 in 1980, to 14,740 in 1990. The rate of growth during the past decade of 177 new single person households per year is expected to continue.

3.3. Number of Units and Vacancies

The number of housing units in Lansing grew 3.8% during the past decade, somewhat greater than the number of households. Vacancy rates increased slightly during the decade.

HOUSING PROJECTIONS

3.4. Ownership Status

As discussed in the statistical profile, a major concern for Lansing officials is the percentage of renter-occupied housing versus the percentage of owner-occupied. The 1970 Census reported that renter-occupied units represented 33.3% of the total housing stock, in 1980 the figure rose to 42.7%, and by 1990 the figure was 45.2%. It was also noted, however, that the actual number of owner-occupied houses had not changed significantly during the last two decades. The total decline between the 1980 and 1990 Censuses was 636 units. The change in the percentage distribution, therefore, stems from the addition of rental units, rather than from a decrease in owner-occupied housing.

It is projected that the total number of owner-occupied houses in Lansing will decline by a gradual amount during this decade, with the demand created by any household growth being met by an increased supply of rental units.

3.5. New Construction

Information regarding residential building permits and demolitions during the last eleven years was gathered via a review of the monthly reports the City of Lansing submits to the United States Bureau of the Census. A review of the data was provided in Chapter I of Document I. Several key totals are noted here:

- * Permits for construction of new single family units totalled 792 for the eleven year period.
- * The permits list construction of a total of 2,180 units.
- * Demolitions from 1981 through 1991 totalled 726, the vast majority being single family units.

A permit will in the vast majority of cases result in construction, but not always. It is also not certain that all demolitions received permits before occurring.

HOUSING PROJECTIONS

It is interesting that the figures do not mesh with the answers to the Census survey for the question regarding "year structure built". The Census answers found that 4,957 units were thought of by respondents as having been built between 1980 and March of 1990. This is approximately 1,900 more units than if all the building permit units had indeed been constructed. This imbalance may be caused, at least in part, by units being somewhat older than the respondents believed, or by flaws in the permit data.

During the 1980's, permits for single family units were only slightly greater than demolitions. The net loss of approximately 700 units reported by the Census may represent definitional differences, or may be suggestive of the number of single family units that were converted to apartments during the decade.

3.6. Conversions

Typically, a conversion results in a single family unit being rented as a single family rented, or in the single family unit being physically subdivided into a multiple unit structure. Specific figures on conversions of single family housing to rental housing are difficult to develop, but various information items can be assembled to allow a reasonable portrayal of the situation.

Regarding units, the number of rented units that were in a structure classified as "1 unit detached or attached" increased by 856 during the 1980s. At the time this report is being written, further detail on the units (such as attached or unattached, and age) is not available. Some of the units may include the construction of new townhouses or condominiums, yet references to such units could not be found in the permits. It is believed that a large majority of these units were conversions.

Conversion of single family, owner-occupied units to rental may also result in multiple family units. It is not possible with presently available Census or permit data to make a reasonable estimate of the number of units where such a change occurred.

HOUSING PROJECTIONS

3.7. Length of stay

A notable aspect of the Lansing market, and one that is perhaps not fully appreciated, is the level of residential relocation by the population. For Lansing residents in 1990 who were above the age of 4, over 56% had not lived in the same housing unit five years previous. Over 29% of Lansing residents in 1990 had lived in 1985 in a different county, different state, or abroad. These figures are strong testimony to the transitory nature of a significant portion of the population, and to the dynamic nature of housing in Lansing. Literally thousands of residents are moving within Lansing, to Lansing, or from Lansing, every year. This is an important consideration for projections of future profiles.

3.8. Units In Need of Replacement or Rehabilitation

It was noted earlier that housing conditions historical used by the Bureau of the Census as indicators of dilapidated housing, such as lack of indoor plumbing, are now rare occurrences in Lansing.

The age of the single family, owner-occupied, housing stock is definitely becoming much older. Relatively few units are being built annually. Certainly, there are numerous cases of older houses that provide high quality shelter. Yet, the overall aging of the stock is a definite concern. It provides a further influence that in future years rental housing will assume an even greater proportion of the total units.

It is noteworthy that when comparing results from past Census reports, in 1990 the percentage of owner-occupied housing units that were reported as being constructed during the preceding ten years represented 9% of the owner-occupied housing stock. In 1980, the figure represented over 18%, and in 1970 the figure represented over 22%. The Lansing stock is clearly aging, and is being replaced at a slow rate.

It is also noted that actual permits issued for single family units were significantly less than the number of units reported by Census respondents.

HOUSING PROJECTIONS

4. ECONOMIC INFLUENCES AND HOUSING REINVESTMENT

4.1. Income and Employment

In constant dollars, median household income decreased by approximately 7.2% during the decade.

The percentage of Lansing families below the poverty line grew significantly during the past decade. The 1990 Census found the figure to be 16.5%.

With a Census unemployment rate of 8.4%, while obviously much larger than desirable, the Lansing figure is not as dire as those found in some other Michigan cities. The Lansing rate, itself, has also been higher in other years. The figure is troublesome, however, in terms of revitalization of the housing stock. The number was clearly an influence during the past decade on the decline of reinvestment in homes.

4.2. Value of Housing

In constant dollars, the median value of owner-occupied housing units in Lansing declined by approximately 8% during the decade.

The median "contract rent" figure reported by the Census was \$356 in 1990. This does not include utilities or furnishings. In constant dollars, the figure represents very roughly a 5% increase over 1980. This is probably attributable to the many new units added to the rental stock, rather than actual price increases for previously existing rental units.

4.3. Housing Reinvestment Patterns

A major concern is whether residents are reinvesting in the community. The building permit data previously provided described a drop-off in activity from the early years of the 1980s to the last three years that was very significant. The dollar value of permits in 1989, 1990 and 1991 was significantly lower than the value in 1981, 1982, and 1993, even without a further decrease from inflation adjustment. It is possible that some of the difference may be attributable to definitional and reporting differences, but overall the magnitude of the drop is very disturbing.

HOUSING PROJECTIONS

Reliable information is not available regarding the reinvestment of landlords in multiple family housing.

4.4. Home Affordability

4.4.1. *Mortgage as percentage of income*

The Statistical summary exhibited that mortgage costs represent 35% or more of the household incomes for over 16% of Lansing homeowners, and more than 25% of household income for over one-fourth of homeowners. This is definitely an influence on the ability to make improvement investments in the units.

4.4.2 *Home value to income ratio*

One method of measuring the potential for home ownership is to examine the ratio of median family income in an area relative to median housing values. In that mortgage financing roughly follows a rule of thumb that allows maximum borrowing for home purchase from two to two and one-half times household annual income, areas that have income/housing values ratios of at least .50 show a better potential for home ownership than those that do not. Obviously, mortgage lending decisions are based on a variety of criteria, and affordability is impacted by interest rates and tax policy, but comparing the ratio over time and between geographic areas can be enlightening.

For Lansing as a whole, the ratio of median family income to median housing value was .67 in 1970. In the central city target neighborhoods in 1970, the ratio averaged .56. The income/housing value ratio ranged from a low of .32 in tract 6 to a high of .73 in tract 2. The ratio fell below the .50 level in only six tracts.

During the 1970s, the ratio of income to housing values declined in Lansing. By 1980, this ratio was .61 for the city as a whole, and .53 for the target neighborhood areas. Family incomes were not keeping up with rising costs. The income/housing value ratio ranged from a low of .21 in tract 19 to a high of .71 in tract 1. The ratio was below .50 in seven tracts.

HOUSING PROJECTIONS

The available Census figures allows a calculation for the City, but is not yet possible on a tract basis at the time this report is being written.

The median income recorded by the Census for the city for 1990 is \$26,388. When contrasting this to the figure of \$48,400 for the median value of owner-occupied housing, the ratio developed is .54, showing a continued downward trend. This is approximately the same figure recorded solely in central city tracts during 1970, which were supposedly more economically distressed than the remainder of the community at that time.

	Median family income	Median Home Value	Ratio
1970	\$10,839	\$16,300	.66
1980	\$20,184	\$33,300	.61
1990	\$26,388	\$48,400	.54

It is not the intent here to overstate the importance of the indicator. Mortgage rates have recently shown some of the lowest levels in many years, thus making housing more affordable for the same income levels. Offsetting this change is the reality that several homeownership costs have risen faster than the rate of inflation. Simply put, the declining ratio is a matter of concern.

5. PROFILE FOR THE YEARS 2000 AND 2010

The base projections use the statistical information previously developed. As noted, governmental actions or new national trends will also impact the actual figures for future decades. Dramatic changes in the Lansing employment market, such as the new location of a major employer, or the loss of a major employer, would obviously impact all estimates.

HOUSING PROJECTIONS

The base projections are summarized in Table VI-3. A brief narrative is also supplied in this Section for each key figure.

The Section concludes with an analysis of latent demand for home ownership and home improvements, and an analysis of the affordability of rental units.

5.1. Narrative Summaries For Regular Housing Units

The population estimates are the projections of the Tri-County Regional Planning office. It is again noted that the state estimates for Ingham County, which are lower than the Tri-County estimate for Ingham, would extrapolate into a significantly lower figure for the City of Lansing.

The figures for persons per household exhibit a continued trend towards smaller households, but at a decelerating rate.

HOUSING PROJECTIONS

TABLE VI-3
PROJECTION OF POPULATION AND HOUSING PROFILES

	Year 2000	Year 2010
Population	124,486*	121,368*
Persons/household	2.44	2.39
Households	51,019	50,782
Occupied units		
Owner-occupied	26,437	24,937
Renter-occupied	24,582	25,845
Owner-occ. %	52%	49%
Vacancy rates		
owner units	1.7%	1.7%
renter units	6.5%	6.0%
Total owner units	26,886	25,361
Total renter units	26,180	27,396

** Source of Population Projections: Tri-County Regional Planning Office*

HOUSING PROJECTIONS

The number of owner-occupied households will likely continue the slow rate of decrease. For the decade of the 1990s, new construction is envisioned as falling short of demolitions by 50 units per year. This figure will likely increase after the turn of the century, due primarily to the aging of the housing stock. An additional 80 units per year will be converted to rental.

The projected number of owner-occupied family units in the year 2000, therefore, is 26,437 (27,737 - 1,300), and in 2010 is 24,937 (26,437 - 1,500).

Rental units will serve the remaining households.

Total units will also reflect vacancies. Units intended as owner-occupied are projected to experience an increase to 2% vacancy rate. Vacancy rates at rental units are projected to remain somewhat constant. Population loss may provide an influence towards increasing vacancies, but the lack of funds to purchase a house, and smaller household sizes, tend to place demand pressure on the rental market (rather than the owner market).

5.2. Latent Demand For Owner-Occupied Housing

The trend towards rental housing is reflective of lowering family sizes, which serves to diminish the demand for home ownership. In addition, with population growth diminishing, the value appreciation that has historically made home ownership so attractive is far less certain. Yet, there is no reason to believe that the American dream of homeownership for many is not alive and well.

After analyzing the statistics and discussing the issue with a variety of local officials, the consultants believe there exists a significant latent demand for home ownership. The demand emanates from families who have the household size, and even the steady employment, that would historically result in homeownership. Yet, due to economic circumstances (such as debt problems, wage rates below homeownership thresholds, or medical costs), they do not purchase a home. There thus exists a latent demand for home ownership.

HOUSING PROJECTIONS

There is no precise manner by which to calculate latent demand. The best methodology probably would entail a very comprehensive survey of Lansing residents. An indicator, however, can be developed for reference purposes from Census data.

The 1990 Census reported that in Lansing, there were 8,269 rental units that were "1 unit, either attached or detached". This compares with 26,179 owner-occupied units. Rental represents, therefore, 24% of all units in the "1 unit" category. For the non-Lansing segment of Ingham County, rentals represent 12%. Available data does not allow detailed scrutiny of the demographics of the households that comprise renters and owners in both Lansing and non-Lansing.

Applying the non-Lansing figure to the Lansing population provides an indicator of a portion of latent demand. It is possible (although not certain) that "home renters" in Lansing have somewhat smaller families and a higher likelihood of relocation than non-Lansing, thus some difference in the proportions is to be expected. Taking this consideration into account, a surrogate figure for part of latent demand for homeowners in Lansing can be justified as 75% of the difference between Lansing and non-Lansing single family renter rates. This extrapolates to *3,017 units* (12 percentage points difference, times 75%, equals 9 percentage points; 9% times total units of 33,523 equals 3,017 units).

The surrogate figure represents only those households now renting one unit structures. The latent demand of renters in multiple family units would increase the total. An extrapolation of an exact figure is extremely questionable, even if greater data was available. The consultants believe the amount is at least one-half as great as the number presently renting single unit structures. Taken together, a figure is generated of roughly 4,500 units, representing a broad estimate of the latent demand for owner-occupied housing in the City of Lansing.

5.3. Latent Demand For Improvements To Owner-Occupied Units

Various indicators can be used to make general estimates of the need for reinvestment in the housing stock. The indicators rely on a variety of assumptions, and complete data is not always available, thus the figures developed represent only points of reference within a wide range. The reference points can provide insight, and are suggestive of the possible need for governmental programs or policy changes.

HOUSING PROJECTIONS

The statistical profile provided data regarding the number of owner-occupied units, the value, and the permits taken for major improvement. These figures can be reviewed together to gain an overview of improvement needs.

The total "value" of the owner-occupied housing stock at the point of the 1990 Census was in the vicinity of over \$1.3 billion. This is based upon 27,737 owner-occupied housing units, with a median value of \$48,400 (average value was not available). This figure does not include vacant units. An assumption can be employed that to maintain worth a unit must have an annual reinvestment equivalent to at least 4% of value price (not including basic maintenance), then one surrogate generated for Lansing reinvestment needs is *approximately \$53 million annually*. It is noteworthy that permits issued in recent years represent only a small fraction of the \$53 million figure, although not all improvements are necessarily subject to building permits.

The change in value during the decade of the 1980s also can generate an estimate. The decline in value is influenced both by the economy and the reinvestment in the housing stock, but given the expansion of housing value in neighboring communities, it is difficult to place accountability on the employment situation. In real terms, the median value of owner-occupied housing in Lansing decreased by 8% between the two Census periods. A median value of \$52,788 would have created a 1990 figure that reflected simply the impact of inflation since 1980. This is a difference of \$4,388 per unit (\$52,788 - \$48,400). For all 27,737 units, the figure can be interpreted as *representing a reinvestment shortfall in presently occupied owner-occupied housing of over \$121 million over the ten year period*. In addition, 636 owner-occupied units were lost. After factoring in a small increase in the vacancy rate, and the small decrease in population, a figure of 525 lost units is generated. If a starting point for equivalent value of \$52,788 per unit is used, and this figure is adjusted downward by 15% to reflect the value of the land, the resulting calculations generate a surrogate figure of an additional \$24 million in investment not undertaken. Together, an extremely rough figure for latent demand for reinvestment of \$145 million can be generated. A home improvement "shortfall" of **\$14 million a year (inflation adjusted)** is viewed as a reasonable benchmark figure, although it is quickly noted that changes in assumptions would significantly impact the figures.

HOUSING PROJECTIONS

5.4. Rental Units, Latent Demand For New Units and Reinvestment

Rental units are more difficult than owner-occupied to provide even broad ranges for demand and reinvestment, in the absence of inspections or extremely detailed surveys. When the Census data is released in its entirety, the additional data will provide some further insight, but any forecast will still be imprecise in nature.

At present, it can be stated that a significant number of rental units were added during the 1980s, while the population decreased.

The number of total occupied units with "more than 1.01 persons per room" increased by 174 after decreasing significantly the previous decade. Data that is more specific and more recent, would be needed to determine if economic hardships, changes in income maintenance programs, and a lack of rental housing are causing an increase in overcrowding.

The statistical profile noted that median contract rents grew faster than inflation in Lansing during the 1980s. This may be due to the new construction of higher priced units, rather than being indicative of demand outpacing supply.

The most troublesome rental figures relate to the number of units where rent represents a high percentage of income. Of 22,700 specified renter-occupied housing units, 7,800 (34.4%) listed rent as being 35% or more of their monthly income. Over one-half of the units listed rent as being 25% or greater. These figures may be indicative of difficult economic times, and may be suggestive of a lack of supply of units for lower income residents. Even if it is assumed that one half of the units paying more than 35% of the household income to rent were caused by only temporary income shortages, or that trading down in price was a reasonable option, the remaining figure of **3,900 rental units** is generated as one imprecise estimate of the rental households needing some form of public and/or private attention, either in terms of public assistance, rent subsidy, or lower priced housing.

HOUSING RECOMMENDATIONS

VII. RECOMMENDATIONS

1. OVERVIEW

This Chapter offers various recommendations for consideration by City officials. Even though not a centerpiece of the analytical effort undertaken by the project, the recommendations are viewed as natural extensions of the analysis, and hopefully will prove useful.

The recommendations are viewed as complementary to, and not a replacement for, the exhaustive lists of proposals that are being generated by the several housing committees formed by the Mayor that have been meeting since the early spring. In some instances the proposals generated by the committees are noted in the narrative, but no attempt is made to discuss all the proposals from all task forces. Given the lengthy list of proposals being generated by the committees, the recommendations of the consultants focus on a few key themes.

It is also noted that while the consultants did become familiar with the present programs of the City, and did receive comments from private sector interviewees, no formal program evaluations were undertaken. Therefore, this section does not contain comments relating to program effectiveness or efficiency.

2. KEY INFLUENCES

Before commencing the recommendations, it is valuable to identify some of the key findings from the analysis that are viewed as particularly compelling by the consultants.

HOUSING RECOMMENDATIONS

2.1. Positive Characteristics

- The Lansing housing market is active. At the date of the Census, over one-half of the population was living in different structures than they had lived in five years earlier. Even in a difficult economy, over 1,300 home purchases were financed in Lansing during 1990, and over 1,500 in 1991. The housing market is definitely slow in historical terms, but it is not without activity.
- The absolute number of owner occupied housing has declined only marginally during the last twenty years. In terms of loss of owner occupied housing, Lansing has experienced significantly less of a loss when compared to other older, urbanized, communities in Michigan.
- The City, in some instances in conjunction with the federal government and the Michigan State Housing Development Authority, already administers a variety of housing programs. The programs were in almost all cases viewed in a positive light by community leaders.
- A comparison of central-city Census tracts with the remainder of Lansing found that while the central-city tracts did have housing problems, the overall trend was not significantly different than in the remainder of the city.
- The actual number of formal housing discrimination complaints is very low. This number is likely retarded somewhat by the time commitment one must devote to following the process through, yet it does speak well of the overall Fair Housing situation.

2.2. Characteristics of Concern

- The value of owner occupied housing in Lansing declined by approximately 8% in real terms during the last decade.

HOUSING RECOMMENDATIONS

- The median age of the owner occupied housing stock in Lansing has increased significantly during the past two decades. Far fewer new housing units were added to the housing stock during the 1980s than during the previous two decades.
- Reinvestment in the housing stock is at a low rate compared to the total value.
- Approximately one in four owner occupied housing units paid 25% or more of household income in ownership costs; approximately one in eight paid 35% or more.
- More than one-half of the households residing in rental units paid 25% or more of their income in gross rent; more than one-third paid 35% or more.
- Of the various types of loans identified in the analysis of lending data, the component with one of the highest rates of denial is home improvement loans; thus a downward spiral threatens, where lower value means less opportunity for building improvement, leading to further value reduction.
- The increasing importance of the secondary mortgage market has troublesome overtones for housing areas with lower priced housing.
- The 1990 Census determined that Blacks and Hispanics represented approximately 26% of the Lansing population, while the proportion in non-Lansing Ingham is approximately 6%. Even though value judgements must be avoided, the racial separation within the region is not a healthy situation.
- Federal monies that can support home repair programs have been substantially reduced in recent years.
- Lansing provides a disproportionate amount of the special housing services for low income individuals in the region.

HOUSING RECOMMENDATIONS

3. PRIORITY AREAS OF NEED AND ATTENTION

It is recognized that City government must operate within a limited budget, and that not all "needs" can be adequately addressed through local resources. It is also recognized that federal and state financial aid cannot be expected to increase significantly in the near future, and that some issues can only be addressed through regional action. Nevertheless, areas of existing or potential problems cannot be rectified if not identified. This segment lists those areas meriting public attention, and are subjects of the recommendations that follow.

The order of presentation does not suggest a higher priority for one over another.

3.1. Attention to Middle and Upper Income Housing

The City should endeavor to attract and keep more middle income and upper income residents and housing. This value capture is needed not only for increases in tax revenues and disposable income, but it will also serve to increase values of the existing homes of others. A housing program focusing only on the low income segment will eventually be self-defeating.

3.2. Regional Sharing of Services For Special Populations

The region must share in the responsibility of shelter for those with special needs, such as the homeless, mental health facilities, and correctional halfway houses. Lansing has done, and must continue to do, its fair share (and more). Yet, for Lansing to continue shoulder a disproportionate share of the responsibility would only serve to extend the disparities between Lansing and the suburbs, and overburden local financial resources.

The data exhibited the contrast between Lansing and the remainder of Ingham County and the region. The contrast may be worsening. Lansing will not ignore the needs of the low income, but other communities must also play a role in addressing this regional need.

HOUSING RECOMMENDATIONS

3.3. Fair Housing Vigilance

Vigilance must continue with regards to fair housing. It should be first recognized that there have been gains in recent decades, and the actual number of formal complaints is low. The racial separation index within the City did improve slightly during the 1980s. The City can take pride in this progress. Nevertheless, detailed "testing" studies in other areas of the nation have found in recent years that discrimination in housing certainly continues to exist, and it would be foolish to believe that such problems do not exist in Lansing.

A first objective should be assuring that residents know that assistance is available for those who believe they may have been victims of housing discrimination. Adequate promotion of service availability should be irrefutable.

The fair housing efforts should particularly strengthen activities in the rental area. The focus on homeownership has been successful in addressing many (not all) of the past problems of discriminatory practices. The present reality is that almost one-half of the households now reside in rental housing.

3.4. Reinvestment in the Existing Housing Stock

A top priority is to achieve increased reinvestment in the present housing stock. This is true at all income and housing value levels. The failure to reinvest in recent years has the potential to have very dolorous impacts on the future quality of life of the community.

The reinvestment will stem primarily from improvements to present units by present home owners, and by increasing the pool of potential home buyers for those units on the market.

HOUSING RECOMMENDATIONS

3.5. Attraction of New Construction

The future value of the housing stock is also related to new construction. The Lansing housing stock is aging. Given an absence of large areas of vacant land for developers, it is not practical to plan on large new subdivisions to be built except on the outskirts of the city. Yet, it remains imperative that quality new units, even if rental, be built.

3.6. Attention to Secondary Market

The impact of the secondary mortgage market on housing affordability and financial viability is emerging as a major concern for owner occupied housing. The City and local banks have begun to address the concern, but there is not a consensus on the degree of the problem. The secondary market places one more layer in the financial structure that is based on percentage of the sale amount. When the total amount of a sale become the determinant of the attraction for financial markets, rather than the traditional concerns for equity and financial soundness, the lower priced homes in Lansing cannot compete for the attention of the real estate and financial communities with higher priced homes in bedroom communities. By its very nature, the secondary market is managed by firms distant from Lansing, and with limited knowledge of the Lansing situation.

3.7. Continued Priority Given to Working With Neighborhood Associations, and Working on Neighborhood Needs

City government can take pride in the major advancements made in the past decade in working with neighborhood associations. This reflects the recognition that the quality of life in a community is determined at the neighborhood level. Given the strain on monetary resources, and the many staff changes that will be occurring, working with neighborhood associations will become even more important in the future.

HOUSING RECOMMENDATIONS

3.8. Continued Advocacy For Federal and State Policies that Enhance Homeownership and Rental Improvements in Urban Areas

Blaming the federal government for local problems can be seen as non-productive. Given, however, the significant impact that federal policies have on the housing market, it is only appropriate that Lansing leaders register positions beneficial to the community. The issues are not simply related to the significant funding cuts that have occurred.

The project noted a variety of subtle ways the federal tax structure can impair the relative competitiveness of urban areas. One example is the capital gains tax on home sales (with the one time exclusion commencing at age 55). If a family with a substantial home equity position gained in another state is transferred to Lansing, they are greatly influenced to purchase a home at the same or greater absolute price. Lansing has a relatively small supply of upper end homes. The possible taxation from buying a lower priced home in Lansing, versus a suburban location, would be a strong disincentive to purchase a lower priced home in the city (even though fully adequate for the needs of the buyer).

A second example (representing a concept that City officials appropriately did not support), was the proposal in Washington to provide a \$5,000 tax credit to first time buyers of new homes. Restricting the proposal to new structures penalized the existing housing stock of older cities.

It is also noteworthy that the major tax "benefit" program in recent years, the interest deduction for home equity accounts, was useless to those with little or no equity in a neighborhood with declining value, or households in rental housing.

HOUSING RECOMMENDATIONS

4. RECOMMENDATIONS

It is reiterated that it is fully understood that present and future programs must operate within the revenue constraints of the City---pleas for more funds cannot always be fulfilled. It is also noted again that the recommendations focus on key themes, rather than the individual nuances of existing or potential programs.

4.1. Value Capture of Middle Income and Upper Income Households

The series of recommendations in this category should not be mistaken for "trickle down" economics. Rather than relying on greater income for the wealthy to eventually trickle down to lower income groups, value capture is based on the concept that by assuring stable financial anchors for a community, increased value is directly received in the housing investments of others, plus the benefits to local merchants. The ability to borrow for home repair, for example, is based not only on one's own income, but also on the market value (perceived by financial institutions) of other homes in an area. Furthermore, value capture is simply a recognition by community leaders that Lansing is in a highly competitive market with neighboring communities, and to prosper the city must attract and retain households with reasonably substantial disposable income.

The reality exists that unless the overall value of the housing stock stops declining, housing problems and tax revenue shortfalls will impact all Lansing residents. Efforts to increase the pool of buyers, and to attract buyers/renters with larger incomes, will favorably impact all aspects of the housing strategy. Lansing cannot accept any strategy that surrenders middle income households to surrounding communities.

Rec. 1-1: A statement should be included in any future housing policy documents that the addition of middle income and upper income households and housing units is a formal part of the Lansing housing strategy.

Statements in and of themselves are generally not important. Yet, in this situation formal recognition of the "big picture" is seen as a valuable action for policy formation.

HOUSING RECOMMENDATIONS

Rec. 1-2: The City should consider providing funds for a marketing effort to enhance the relative attractiveness of the community. The effort should include a component aimed at realtors; and the participation of the school district should be explored.

There is little question that Lansing offers excellent relative value in the physical attributes of comparable priced housing when contrasted with neighboring areas. In the discussions held with key local leaders, it became clear that Lansing has image (and perhaps self-image) challenges. A community program to improve the image can be just as effective an investment as direct housing assistance.

The effort should focus on both housing for "traditional" home buyers, and also niche marketing (single person households, couples without children, or retirees). Interestingly, with the characteristics of the United States population changing due to lower birth rates and longer life spans, sub-markets that may have been thought of as niches are becoming major factors in the overall market.

A realtor component should be included in the effort. Realtors themselves must consider whether they have been giving Lansing neighborhoods and the general quality of life in the city adequate and fair promotion when dealing with newcomers to the region.

Any promotional efforts aimed at families must address directly concerns regarding the quality of Lansing schools. There is little doubt that perception of the quality of schools is a major factor in the selection of location for families with children. Lansing schools need to promote their many positive attributes. The Lansing school district has an obvious stake in the effort, and may be amenable to providing financial assistance to a promotional effort.

At the risk of being controversial, the City sponsored component of the promotion might also note the availability of excellent private schools for buyers desiring such options.

HOUSING RECOMMENDATIONS

Rec. 1-3: For certain areas of Lansing, such as the immediate downtown area, a policy that limits or waives selected construction fees or codes for developers is appropriate.

City officials have shown a willingness to work with developers. This recommendation only is a mechanism to formalize that the City is sympathetic to considering administrative actions that will help developers add quality units.

Projects that construct units downtown will benefit the entire community. Statistics suggest that a market exists. Land assembly is not an easy task, and the risk for developers will be compared to more traditional suburban developments, yet the profit potential is there. Capturing the disposable income of the individuals residing in the units will benefit city merchants and tax revenues.

In some instances waivers to various codes may be considered. A possible example could involve facilitating the rehabilitation of upper floors of downtown retail buildings for residential use. In this situation, regulations regarding the provision of parking spaces may need to be reconsidered.

The state legislation that allows creation of Neighborhood Enterprise Zones merits consideration in Lansing, although eligibility rules remain less than certain, and the program has many limitations.

Rec. 1-4: A portion of the homes rehabilitated with the help of City administrated financial assistance should be eligible for purchase by middle and upper middle income individuals.

Traditionally, income limits are placed on the potential pool of households eligible to purchase units rehabilitated through public funds. Conceptually, the constraints are proper to assure that the households needing the assistance the most have the first opportunity, and to assure that public funds are not misused. Nonetheless, for neighborhoods to thrive, at least a mix of incomes is desirable. In addition, a higher household income serves to protect the public investment in the house, and serves as an anchor for additional home improvement projects in the vicinity.

HOUSING RECOMMENDATIONS

A program that is accessible to only low income buyers increases the likelihood of an income segregated neighborhood. Even though it is possible for such neighborhoods to thrive, the realities of home reinvestment suggest that a range of incomes provides greater viability.

Rec. 1-5: The City should continue to support and advocate for federal and state policies that enhance the viability of homeownership in urbanized communities.

The City has always taken positions in support of urban programs, thus the recommendation encourages basically a continuation of past efforts. A key is to look at the overall context, and not be constrained to focusing solely on increased program funding.

4.2. Fair housing recommendations

It will be noticeable that the fair housing recommendations below are not dramatic in nature. This should not be mistaken as a lack of concern. Racial separation remains a dominant factor in the profile of the region.

Rec. 2-1: Outreach efforts should expand regarding fair housing services, particularly with regard to renters.

The various public and non-profit agencies involved with housing have limited outreach efforts. Enhancement of the efforts by the City is appropriate. There is no certainty that such efforts will lead to identification of additional fair housing complaints. Indeed, it may be hoped that such an outcome does not occur. Even though the number of complaints now recorded is quite small, the findings in studies in other cities where "testing" has been performed, when coupled with the concerns of Lansing community leaders, suggest that housing discrimination in the Lansing region is not necessarily a thing of the past.

The enhanced promotion will also serve to make the statement that the City continues to acknowledge that assurance of Fair Housing is a priority community concern.

HOUSING RECOMMENDATIONS

Rec. 2-2: The Community Housing Resources Board program should be expanded to include landlords.

The CHRB has previously discussed expansion of the fair housing training programs to include landlords. A lack of funding has impaired the expansion efforts. With the number of renters continually expanding, this component of the market merits greater attention. If the program is funded and becomes ongoing, the City may desire to make attendance at a training session a prerequisite for everyone planning on becoming a landlord.

Rec. 2-3: The CHRB realtor training program, and promotional efforts by the City, must seek to assure that Lansing is viewed as an attractive potential location for all incomes and types of households.

It is generally accepted that "tracking" by race away from white suburbs has been reduced in recent decades. The problem that may have been substituted is that middle income and upper income households (regardless of race) may be being tracked away from Lansing. This leads to an economically separated society, with obvious racial separation overtones. When Lansing is promoted and viewed as an attractive place for everyone to live, racial integration benefits.

Rec. 2-4: Future consideration should be given to using testing procedures to better identify discrimination in the housing and lending industry.

Various studies in other parts of the nation that used discrimination "testing" have developed troublesome findings regarding discrimination in home purchase and rental. A testing program may, for example, utilize several white and non-white couples or individuals (with and without children) who undertake the process to look for homes to purchase, attempt to obtain a loan, or attempt to rent an apartment. The manners in which the individuals or couples are treated are recorded and compared. Several of the studies found that there are definite differences in treatment based on race.

HOUSING RECOMMENDATIONS

Such a method has both proponents and critics. A study that HUD contracted for, which included Lansing, has experienced problems with proving validity. The concept does allow for public officials to look beyond complaint and loan data to determine the existence and extent of discrimination. A poorly performed study, however, runs the risk of charges of entrapment or manipulation of the findings.

The consultants believe that while such an effort (and expenditure) may not be a top priority for Lansing at present, it may prove useful in future years.

4.3. Home and Rental Unit Rehabilitation and Weatherization, and Rent Subsidies

Rec. 3-1: Existing City administered rehabilitation, weatherization, and rent subsidy programs should be continued, and expanded if local revenues allow or additional state or federal funds become available.

The City has administered a variety of programs for low and moderate income households for many years. Changes in federal and state funding and laws have altered some aspects, and certainly the amount of funds available, but the overall direction has not changed substantially. The high priority given home rehabilitation efforts is appropriate.

Given the lack of reinvestment in the housing stock, and the increased number of families below the poverty line, the programs are clearly needed. Federal program dollars in Lansing are substantially reduced from the previous decade.

Any voids in the efforts stem from lack of funds. Shortening waiting lists, speeding the processing of program paperwork, expanding into additional neighborhoods, and serving somewhat higher income categories are all aspects that could be addressed by additional monies.

HOUSING RECOMMENDATIONS

The consultants have not formally analyzed the impacts of the City's early retirement program now being implemented. Numerous individuals have voiced great concern that important program planning and management skills are being lost. Furthermore, the view was commonly expressed that with less staff, loan and grant programs that already were slow will become paralyzed. It is apparent that the ramifications of the changes on program administration and staffing must be carefully considered by City officials when developing reorganization and new staffing plans.

Rec. 3-2: The accessing of Section 8 assistance payments for renters should be continued, with expansion encouraged in the region.

This is only obvious given the need. The percent of households below the poverty line in Lansing increased significantly during the 1980s. It also speaks to the fact that for many low income households, a "housing" program in and of itself will never be adequate. Market driven housing will not meet the need. Income assistance is simply necessary.

As with other low income programs, surrounding communities must participate.

4.4. Efforts to Facilitate Home Ownership

Rec. 4-1: The realtor training program needs to assure that all realtors are aware of and understand all programs that facilitate homeownership.

During the interviews a viewpoint was commonly heard that the various lending programs designed to help moderate income households are not always familiar to many realtors. A program summary should be prepared periodically, by either the City, the Board of Realtors, or the financial institutions.

HOUSING RECOMMENDATIONS

Rec. 4-2: The City should consider guaranteeing a minimum base commission to real estate brokers for home sales in specifically defined neighborhoods.

The City may desire to test the concept of assuring minimum commissions to brokers who participate in the selling of homes in specified low priced neighborhoods. At present, the commission based system may not be offering sufficient reward for the time entailed. The provision of a minimum guaranteed return for a successful purchase may prove to be a tool in attracting broker interest, and thus additional buyers. Such a program would need careful monitoring for actual impact, and should first be tested in a very limited area. Funds would be provided through the City general funds.

Rec. 4-3: Efforts should be made to continue existing homeownership programs, with funding increased if possible.

The City has been involved with a number of programs that help foster homeownership for first time buyers. These programs include rent-to-own opportunities, and efforts to facilitate the programs of the Michigan State Housing Development Authority. As with rehabilitation programs, the primary question is whether funding is adequate.

Rec. 4-4: Support should be given to the concepts found in the task force recommendations regarding homeownership programs

The Financial Task Force has developed recommendations regarding establishment of a pool of mortgage dollars for new homeownership programs. The efforts include working with non-profit community development corporations. The final document is not available when this report is being prepared.

In reviewing the benefits of the proposal, it will be important to recognize that while the program can play a very useful role in an overall program, it should not be seen as the complete answer. Mortgage pools for the non-profits are beneficial and commendable, but should not be viewed as the only responsibility local financial institutions have towards the Lansing housing market.

HOUSING RECOMMENDATIONS

Rec. 4-5: The City, through monitoring of lending records and from ongoing discussions with local financial institutions, must endeavor to assure mortgage funds are available for potential homeowners.

The consultants were impressed by the many instances in which houses were reported as unable to attract a buyer, even though the monthly mortgage and tax payment would total less than the rents presently paid by many prospective buyers. In these situations, the annual income of the buyer is perhaps not the major problem. Issues concerning credit history, inability to make a down payment, inability to have a financial reserve for emergencies, and a lack of understanding of the special programs available for home buyers may be primary reasons why the home is not purchased. The improved ease and efficiency in accessing FHA lending has been a major plus in recent years.

The special programs for low and moderate income buyers should not disguise the need to assist buyers with "adequate" incomes (perhaps above common program limits), but who need assistance to buy a house in Lansing.

4.5. Regional Participation

Rec. 5-1: Surrounding communities must take a greater responsibility for financing and providing programs for low income individuals.

The study did not focus on the operations and priorities of surrounding governments or Ingham County. It is evident, however, that the areas surrounding Lansing must play a more prominent role in providing housing services for low income households. Whether it is the construction of public housing, rental subsidies, lending assistance for moderate income, or programs for those without permanent shelter, Lansing cannot be the only community providing services. An unfair financial burden is placed upon the City, and the market competitiveness for attracting middle and higher income households can be impaired. Lansing must perform its share, but others must participate.

HOUSING RECOMMENDATIONS

The specific framework of the effort can take a variety of forms. Ideally, all three counties and all communities with populations over 5,000 would participate. The larger charitable groups that serve many communities would also participate in the effort. Even if only a few communities take the challenge to support programs within their own areas, better sharing of responsibility would occur than is presently shown.

4.6. Special Needs

Rec. 6-1: Continuation of programs for the homeless, particularly transitional housing, is necessary.

The problems of homeless individuals in Lansing remain profound. Human service agencies have serious burdens placed upon their operating budgets. Lansing and surrounding communities must continue to financially support the programs. Financial assistance is particularly appropriate from those communities not presently providing shelters.

It appears that the availability of single night shelter is at least somewhat adequate in Lansing. A needy individual or family can in most cases be provided shelter for the night or even a few days. The major void appears to be in the provision of transitional housing, units that can provide continuous shelter for a period of approximately one week to three months. This is imperative for families with children. A different shelter nightly is simply not right for anyone, and is deplorable for kids.

City funds may need to be used, in conjunction with assistance from charitable organizations, to provide such units. Ideally, surrounding communities would assist in the provision of such shelters, with active cooperation from the suburban school districts.

APPENDICES

The following documents are included in the Appendices.

- **Lansing Fair Housing Ordinance**
- **List of agencies providing services to the homeless**
- **Maps of a sample of Transit Authority routes**
- **Partial list of accessible housing units**
- **Lists of government assisted housing units**
- **Permit information form**

TITLE TWELVE - Civil Rights
Chap. 296. Fair Housing.
Chap. 297. Human Relations.

CHAPTER 296
Fair Housing

- | | |
|---|--|
| 296.01 Findings of fact;
establishment of
rights; authority. | 296.06 Enforcement. |
| 296.02 Definitions. | 296.07 Representation of a change
in composition of an area. |
| 296.03 Discrimination
prohibited. | 296.08 Conflicts. |
| 296.04 Exemptions;
interpretation. | 296.09 Remedies cumulative;
cooperation of City with
State Civil Rights
Commission. |
| 296.05 Discrimination by
financial or insurance
institutions. | 296.10 Expiration. |
| | 296.99 Penalty. |

CROSS REFERENCES

- Civil Rights Law - see M.C.L.A. §§37.1 et seq.
Housing generally - see M.C.L.A. §§125.651 et seq.
Discrimination in government housing - see M.C.L.A. §§750.146,
750.147
Civil rights generally - see M.C.L.A. §§37.1 et seq., 750.3,
750.4, 750.146 et seq.; CHTR. §1-302
Housing Commission - see ADM. Ch. 260
Human relations - see ADM. Ch. 297
Discrimination by City departments or employees prohibited -
see ADM. 297.06
Housing co-op tax exemption - see B.R. & T. 880.03
Housing Code - see B. & H. Ch. 1460

**296.01 FINDINGS OF FACT; ESTABLISHMENT OF RIGHTS;
AUTHORITY.**

It is hereby found that discrimination in housing adversely affects the continued development, renewal, growth and progress of the City and its inhabitants and that such discrimination is injurious to the public health, safety and general welfare of the City and its inhabitants. The opportunity to purchase, lease, sell, hold, use and transfer real property, or an interest therein, which is utilized for housing accommodation in the City, without discrimination because of religion, race,

color, sex, age, marital status, ancestry, national origin, political orientation, handicap, the use of adaptive devices, or an individual's or group's income being derived in whole or in part from alimony, child support or public assistance funds, is a civil right established by this chapter which is enacted pursuant to the police powers granted to the City by State law, by the 1968 Fair Housing Law (Title VIII and IX of the Civil Rights Act of 1968, 42 U.S.C. 3601 et seq., as amended, and 42 U.S.C. 3631, as amended) by the Housing and Community Development Act of 1974, as amended, and by other applicable laws. (Ord. 711. Passed 3-10-86.)

296.02 DEFINITIONS.

As used in this chapter, unless a different meaning appears clearly from the context:

- (a) "Discriminate" or "discrimination" includes making a decision, offering to make a decision, refraining from making a decision or treating individuals or groups, or the friends or associates of such individuals or groups, differently, in the sale, exchange, lease, assignment, transfer, sublease, rental, financing or insuring of housing units, real estate or housing accommodations based in whole or in part on race, color, religion, ancestry, sex, age, national origin, political orientation, marital status, handicap, the use of adaptive devices, or the income of an individual or group being derived in whole or in part from alimony, child support or public assistance funds.
- (b) "Entity" includes an association, partnership or corporation and the officers and members thereof.
- (c) "Financial institution" means any entity regularly engaged in the business of lending money or guaranteeing loans on real property or any interest therein.
- (d) "Housing accommodation" includes improved or unimproved real property, or a part thereof, which is used or occupied, or is intended, arranged or designed to be used or occupied, as the home or residence of one or more persons.
- (e) "Immediate family" means a spouse, parent, child or sibling.
- (f) "Owner" includes the lessee, lessor, sublessee, sublessor, assignee, assignor, managing agent or other person having the right of ownership or possession or the right to sell, rent, transfer or lease any housing accommodation or any interest or part thereof.
- (g) "Real estate broker" or "salesperson" means a person, whether licensed or not, who, for or with the expectation of receiving a consideration, lists, sells, purchases, exchanges, rents or leases real property or an interest therein; negotiates or attempts to negotiate any of such activities; holds himself or herself out as engaging in such activities; negotiates or attempts to negotiate a loan secured or to be secured by a mortgage or other encumbrance upon real property or an interest therein; or is engaged in the business of listing real property or an interest therein in publications. "Real estate

broker" or "salesperson" also means a person employed by or acting on behalf of a real estate broker or salesperson.

(h) "Real estate transaction" means the sale, exchange, rental, lease, transfer, assignment or sublease of real property or an interest therein concerning housing accommodations.

(i) "Real property" includes a structure, a building, a mobile home, real estate, land, a mobile home park, a trailer park, a tenement, a leasehold or an interest in a real estate cooperative or condominium.

(Ord. 711. Passed 3-10-86.)

296.03 DISCRIMINATION PROHIBITED.

Subject to Section 296.04, no person engaging in a real estate transaction concerning housing accommodations, and no real estate broker or salesperson, shall, wholly or partly for reasons of religion, race, color, sex, age, marital status, ancestry, national origin, political orientation, handicap, the use of adaptive devices, or the fact that the income of a person, or of a person residing with that person, is derived in whole or in part from alimony, child support or public assistance funds:

- (a) Refuse to engage in a real estate transaction with a person;
- (b) Refuse to receive from a person or transmit to a person a bona fide offer to engage in a real estate transaction;
- (c) Refuse to negotiate for a real estate transaction with a person;
- (d) Represent to a person that real property or an interest therein is not available for inspection, sale, rental or lease when in fact it is so available, or knowingly fail to bring a property listing to a person's attention, or refuse to permit a person to inspect real property;
- (e) Print, circulate, post, mail or otherwise cause to be published a statement, advertisement, notice or sign, or use a form of application for a real estate transaction, or make a record of inquiry in connection with a prospective real estate transaction, which indicates, directly or indirectly, an intent to make a preference, limitation, specification or discrimination with respect thereto;
- (f) Offer, solicit, accept, use or retain a listing of real property or an interest therein with the understanding that a person may be discriminated against in a real estate transaction or in the furnishing of facilities or services in connection therewith;
- (g) Discriminate against a person in the terms, conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith; or

- (h) Deny a person access to or membership or participation in multiple listing services, real estate brokers organizations or other real estate services.
(Ord. 711. Passed 3-10-86.)

296.04 EXEMPTIONS; INTERPRETATION.

(a) This chapter shall not:

- (1) Apply to the rental of a room or rooms to three or fewer persons in a single dwelling or two-family unit, the remainder of which dwelling is occupied by either the owner or a member of his or her immediate family or a lessee of the entire dwelling unit or a member of his or her immediate family;
- (2) Subject to paragraph (b)(2) hereof, require an owner to offer property or an interest in property to the public at large before selling or renting it;
- (3) Subject to paragraph (b)(2) hereof, prohibit owners from giving preference to prospective tenants or buyers for any reason other than religion, race, color, sex, age, national origin, ancestry, political orientation, marital status, handicap, the use of adaptive devices, or the fact that the income of a person, or of a person residing with that person, is derived in whole or in part from alimony, child support or public assistance funds;
- (4) Prohibit a religious organization or institution from restricting any of its facilities of housing or accommodation, which are operated as a direct part of religious activities, to persons of the denomination involved;
- (5) Prohibit an educational institution from limiting the use of its facilities to those affiliated with such institution; or
- (6) Prohibit the obtaining of information relative to the marital status of an individual when such information is necessary for the preparation of a deed or other instrument of conveyance.

(b) Nothing contained in this chapter shall be:

- (1) Interpreted as repealing the existing powers of the Human Relations board to work, through conciliation and education, to eliminate such discrimination in the sale and rental of real property or on other transactions related to the subject matter of this chapter; or
- (2) Construed to prohibit any affirmative action plans and programs instituted by any level of government or a private person or group.

(c) With respect to the age provision only, this chapter shall not apply to the sale, rental or lease of housing accommodations meeting the requirements of Federal, State or local housing programs for senior citizens or otherwise intended, advertised, designed or operated for the purpose of providing housing accommodations to persons fifty years or older.

(d) With respect to the source of income provision only, nothing contained in this chapter shall be construed to preclude the making of a good faith business determination involving a person's ability to meet the financial burden involved in the sale, lease, rental, sublease, assignment or transfer of housing accommodations. A determination by a person to accept or not to accept rental payments in advance and/or arrearages shall not constitute a violation of this chapter.
(Ord. 711. Passed 3-10-86.)

296.05 DISCRIMINATION BY FINANCIAL OR INSURANCE INSTITUTIONS.

(a) Subject to Section 296.04, a person to whom application is made for financial assistance or financing in connection with a real estate transaction or in connection with the insurance, construction, rehabilitation, repair, maintenance or improvement of real property, or an interest therein, which is utilized for housing accommodations, or a representative of such person shall not:

- (1) Discriminate against the applicant because of religion, race, color, national origin, age, sex, marital status, ancestry, political orientation, handicap, the use of adaptive devices, or the fact that the income of the applicant or a person residing with the applicant is derived in whole or in part from alimony, child support or public assistance funds; or
- (2) Use a form of application for insurance or financial assistance or financing, or make or keep a record or inquiry in connection with an application for financial assistance or financing, which indicates, directly or indirectly, a preference, limitation, specification or discrimination based on religion, race, color, national origin, age, sex, marital status, ancestry, political orientation, handicap, use of adaptive devices, or the fact that the income of the applicant or a person residing with the applicant is derived in whole or in part from alimony, child support or public assistance funds.

(b) Paragraph (a)(2) hereof shall not apply to a form of application for financial assistance prescribed for the use of a lender regulated as a mortgagee under the National Housing Act, as amended, being 12

U.S.C. 1701 to 1750(g), as amended, or by a regulatory board or officer acting under the statutory authority of the State or the United States. (Ord. 711. Passed 3-10-86.)

296.06 ENFORCEMENT.

(a) All complaints of housing discrimination received by City departments shall be forwarded to the Human Relations Department for review and investigation. Complaints shall be in writing or, if oral, shall be reduced to writing and shall contain such information and be in such form as the Department requires. The Department shall:

- (1) Receive, investigate, make recommendations, initiate and attempt to conciliate any complaints of housing discrimination because of religion, race, color, sex, age, marital status, ancestry, national origin, political orientation, handicap, the use of adaptive devices, or the fact that the income of a person, or of a person residing with that person, is derived in whole or in part from alimony, child support or public assistance funds;
- (2) Ensure that no excessive burdens are placed on complainants which might discourage filing of complaints regarding housing discrimination;
- (3) Commence and complete complaint processing in a timely manner; and
- (4) Promulgate and publish rules and guidelines for the processing, investigation and resolution of complaints.

(b) No person shall coerce, threaten or retaliate against any individual or organization for making a complaint or assisting in an investigation regarding a violation or alleged violation of this chapter or require, request, conspire with, assist or coerce another person to retaliate against any individual or organization for making a complaint or assisting in any investigation pursuant to this chapter.

(c) No person shall conspire with, assist, coerce or request another person to discriminate in any manner prohibited by this chapter.

(d) No person shall provide false or substantially misleading information to any authorized person investigating a complaint regarding a violation of this chapter, or sign a complaint for a violation of this chapter based upon false or substantially misleading information.

(Ord. 711. Passed 3-10-86.)

296.07 REPRESENTATION OF A CHANGE IN COMPOSITION OF AN AREA.

No person shall represent, for the purpose of promoting or inducing a real estate transaction from which such person may benefit financially, that a change has occurred or will or may occur in the composition of a block, neighborhood or area with respect to religion, race, color, national origin, age, sex, marital status, ancestry, political orientation, use of adaptive devices, or source of income when derived in whole or in part from alimony, child support or public assistance funds, or the owners or occupants in the block, neighborhood or area in which the real property is located, or represent that such change will or may result in the lowering of property values, an increase in criminal or antisocial behavior of the area, or a decline in the quality of schools or other public facilities in the block, neighborhood or area in which such real property is located.

(Ord. 711. Passed 3-10-86.)

296.08 CONFLICTS.

Nothing contained in this chapter shall be deemed to supersede, compete with or conflict with any law of the State or the United States relating to discrimination because of race, color, religion, national origin, age, sex, marital status, ancestry, political orientation, handicap, the use of adaptive devices, or the fact that income is derived in whole or in part from alimony, child support or public assistance funds.

(Ord. 711. Passed 3-10-86.)

296.09 REMEDIES CUMULATIVE; COOPERATION OF CITY WITH STATE CIVIL RIGHTS COMMISSION.

Nothing in this chapter shall be construed to limit the rights of access by an individual to remedies before the State Civil Rights Commission or before any State court on an individual basis, or to prohibit cooperation between the City and the State Civil Rights Commission.

(Ord. 711. Passed 3-10-86.)

296.10 EXPIRATION.

This chapter shall expire ten years from the date of its adoption unless readopted by Council.

(Ord. 711. Passed 3-10-86.)

296.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

INVENTORY OF FACILITIES AND ASSOCIATED SERVICE PROGRAMS
FOR SPECIAL HOUSING GROUPS

The following inventory was prepared in March 1991 as part of the City's CHAP submission:

<u>Facility/Agency</u>	<u>Services Provided</u>	<u>Service Population</u>
Housing Resource Center	Provides emergency housing assistance for guaranteeing security deposits, back rent guarantees, delinquent mortgage guarantees and back rent, delinquent mortgage payments, to mitigate an increase in home loss and rental evictions.	Families, elderly, veterans, single individuals
Salvation Army	Provides referrals of homeless to stay overnight in motels who have been advanced money for that purpose.	Families and single individuals (veterans).
City Rescue Mission	Provides overnight shelter for men, women and children.	Single men, women and children (veterans).
Justice in Mental Health	Provides a drop-in center for mentally ill street people and other mentally ill unwilling to use the services of Community Mental Health by offering peer support, role modeling and referral to other human service providers.	Mentally ill street people and other mentally ill.
Economic Crisis Center	Provides emergency housing for families by offering temporary residency up to three weeks with a shelter capacity of 28 individual family members.	Families
Loaves and Fishes	Provides overnight shelter for single women and men and has a maximum bed space of 9.	Single men and women (veterans).
Volunteers of America	Provides overnight shelter for single men.	Single men (veterans).


<u>Facility/Agency</u>	<u>Services Provided</u>	<u>Service Population</u>
Council Against Domestic Assault	Provides protective emergency shelter for battered women and their children and has bed space capacity for 30.	Battered women and their children.
Cristo Rey	Provides vouchers for placement in motels when the shelters are full.	Families and single individuals, primarily Hispanic.
Red Cross	Provides vouchers for placement in motels when the shelters are full.	Families and single individuals (veterans).
Community Service and Referral Center	Provides services in a daytime resource center for a warm place, phoning assistance for permanent shelter and referral to other human services.	Street people (veterans).
Harvest House	Provides daytime and evening services lasting until eleven at night, and counseling, but, specializes in serving prostitutes and drug abusing street people; and home placement for youth and street.	Street people - primarily, prostitutes and drug addicts (veterans).
Community Mental Health	Provides residential services for mentally ill adults and children under 18 years of age, as well as developmentally disabled. Provides day services to mentally ill adults and children and the developmentally disabled.	Mentally ill adults and children and developmentally disabled.
Ingham County Social Services	Provides emergency needs services for persons that are homeless, those receiving court ordered evictions, and those displaced by condemnation actions.	Displaced Social Service eligibles
Advent House	Provides daytime services for homeless persons.	Street people.


<u>Facility/Agency</u>	<u>Services Provided</u>	<u>Service Population</u>
Gateway Community S e r v i c e s (Crossroads)	Operates a short term and long term rental facility for youth and offer counsel- ing services.	Youth
Veterans Admini- stration	Assist veterans who utilize services of the other shel- ter/housing providers.	Veterans


Agency	Number of People Served	Number Referred Out	Number Provided	Number Needed	Other Related
Salvation Army	28		42		
Economic Crisis Center	538	1,053	7,828 (14.5 Avg.)	15,268	
Daytime Resource Center (CSRC)	1,874	154			
Loaves and Fishes	465	1,909	3,417 (7.3 Avg.)	13,935	soup kitchen, homeless meals 3,900
Cristo Rey Community Center	542	520			
Volunteers of America	2,552		4,118 (1.6 Avg.)		
Housing Resource Center					back rents, mortgage payments for families 121
JIMIO	415				
Harvest House	2,080	1,090			
Gateway Community Center	360				
City Rescue Mission	8,629				chapel services, meals, lodging 49,974
Advent House	92		1,915 (20.8 Avg.)		served 10,400 meals
Community Mental Health Residential Services	233				
Ingham County Dept. of Social Services (Emergency Services)	2,808		304		
Council Against Domestic Assault	854	154			crisis shelter calls 1,611
American Red Cross	2,671		3,561 (1.3 Avg.)		Service level for 1990


9 - South M.L.King, Jr./ Logan


Legend


 NORTH

 Time Point (see schedule)


 Bus route


 Selected trips


 Transfer point to indicated CATA routes

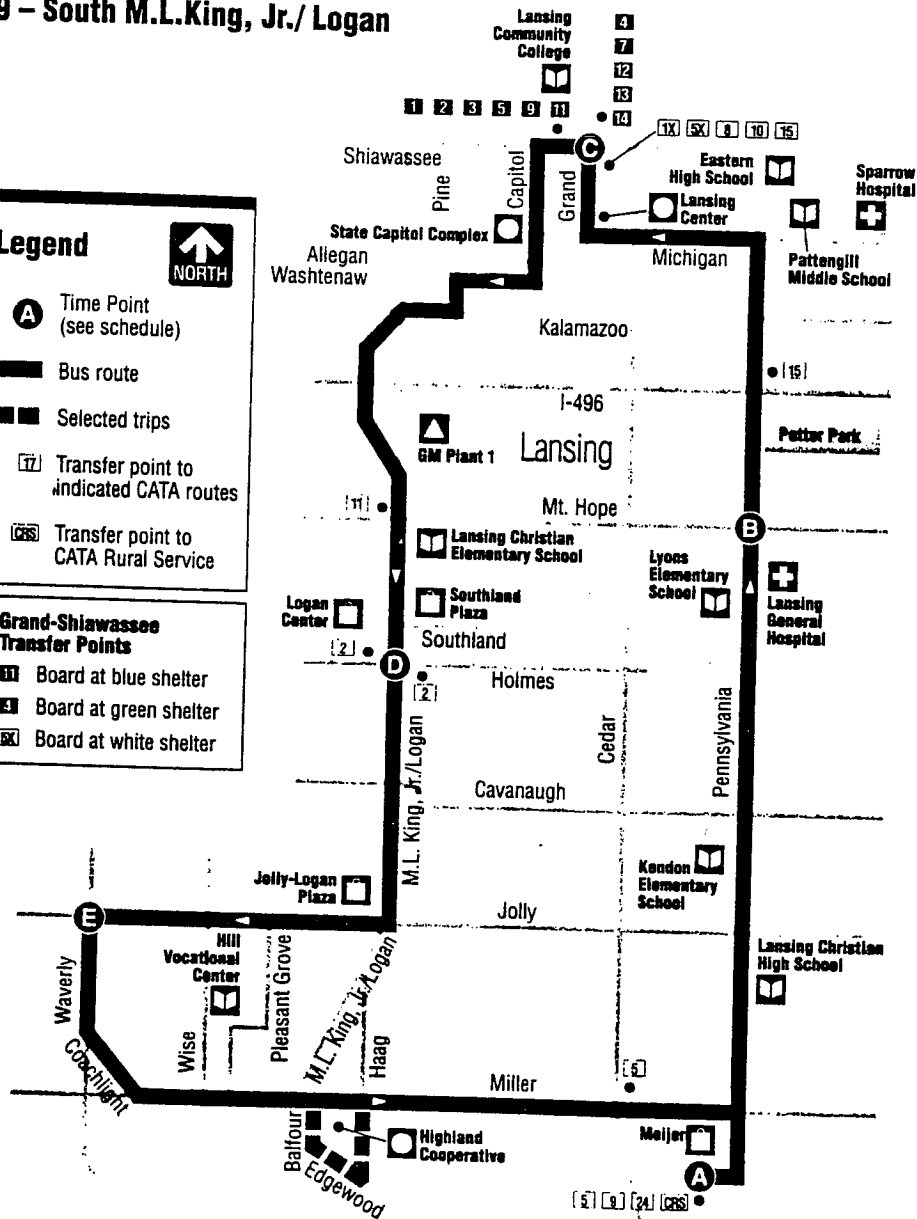
 Transfer point to CATA Rural Service

Grand-Shiawassee Transfer Points

 Board at blue shelter

 Board at green shelter

 Board at white shelter



10 - North Lansing-Turner

Legend



H Time Point
(see schedule)

— Bus route

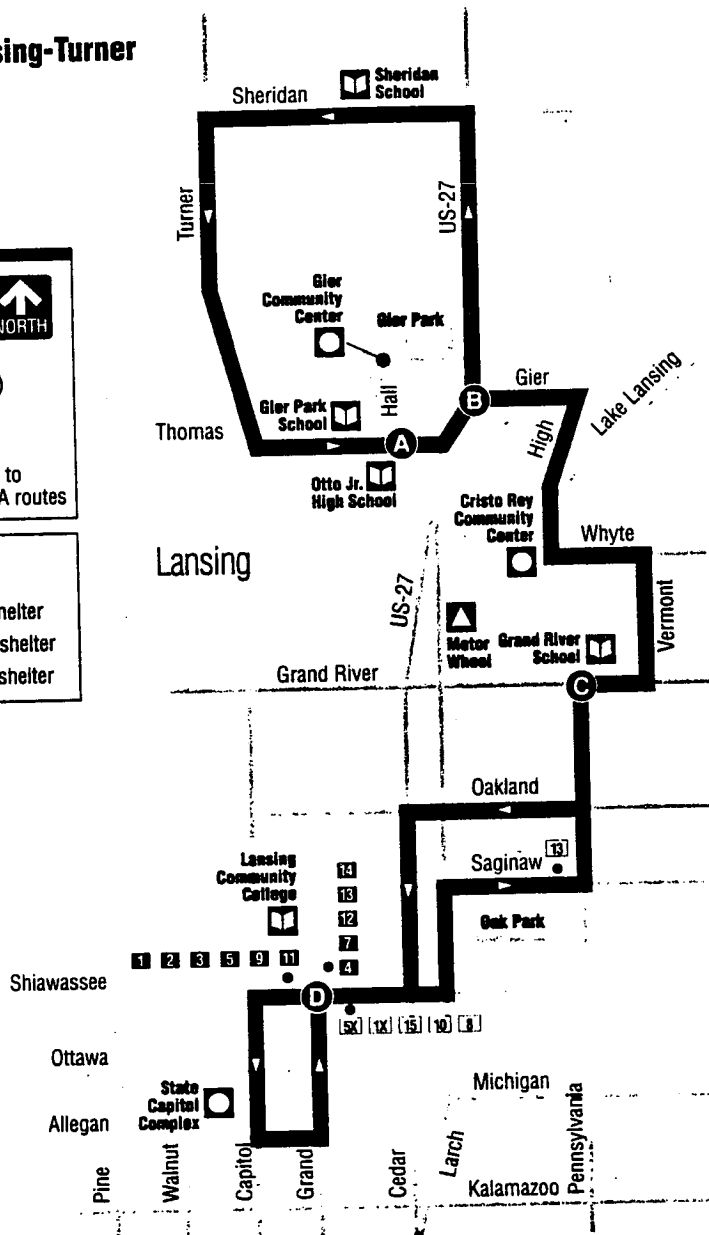
[17] Transfer point to
indicated CATA routes

Grand-Shiawassee Transfer Points

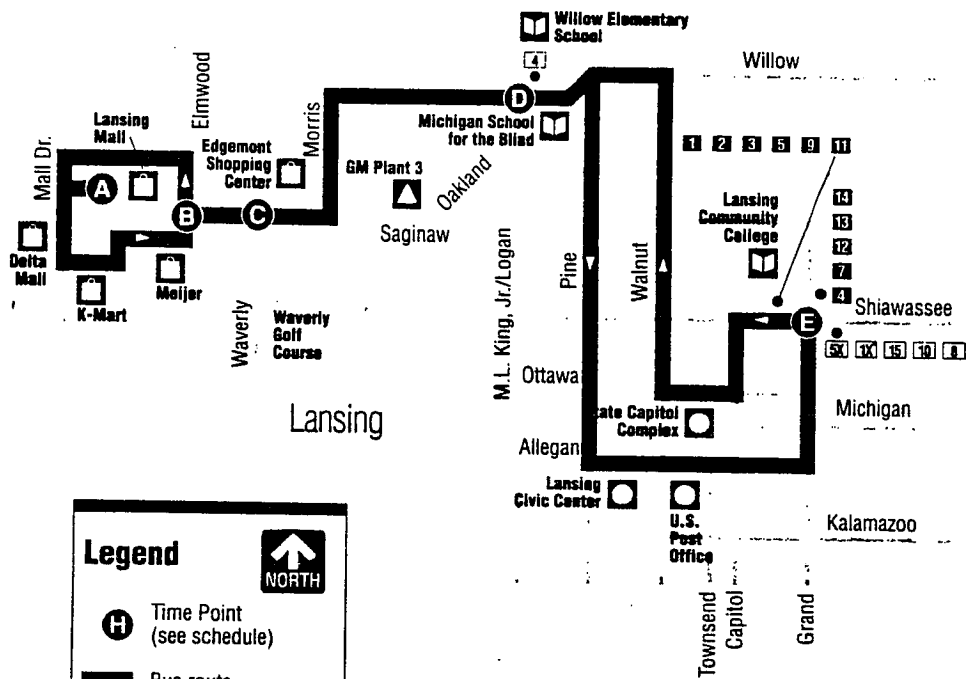
[11] Board at blue shelter

[1] Board at green shelter

[5X] Board at white shelter



3 - Willow-Lansing Mall



Legend



H Time Point
(see schedule)

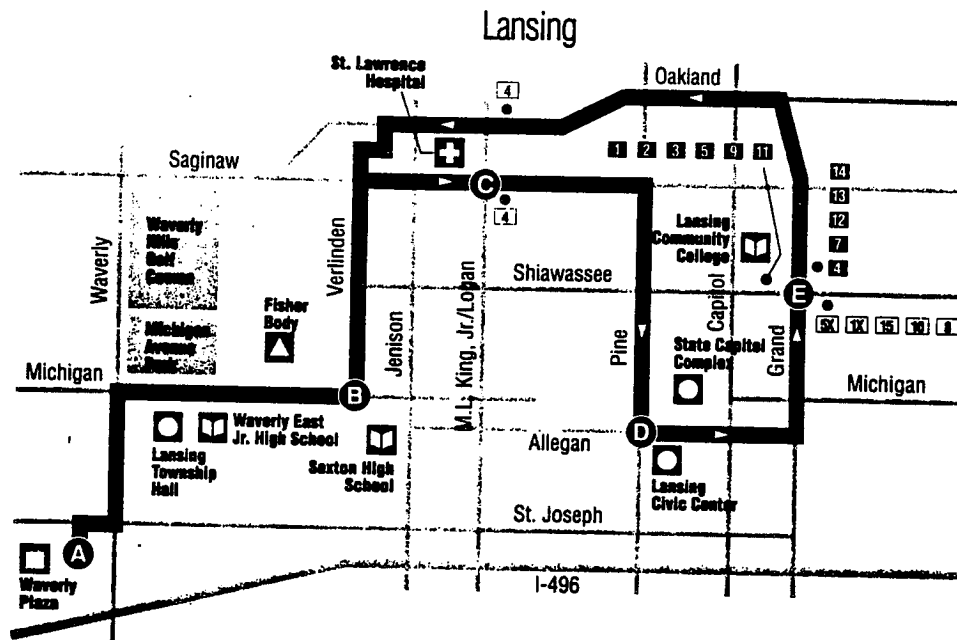
— Bus route

17 Transfer point to
indicated CATA routes

Grand-Shiawassee Transfer Points

- 11** Board at blue shelter
- 1** Board at green shelter
- 5X** Board at white shelter

12 - West Michigan-Waverly



Legend






Time Point
(see schedule)

 Bus route

 Transfer point to
indicated CATA routes

Grand-Shiawassee Transfer Points

-  Board at blue shelter
-  Board at green shelter
-  Board at white shelter



CENTER OF HANDICAPPER AFFAIRS
A Center For Independent Living

918 Southland, Lansing, Michigan 48910
Voice Number 393-0305 • TDD Number 393-0326

HOUSING LIST

ACC: Some modifications; does not meet all requirements
of Barrier Free Design Code.

BF : Modified to accommodate wheelchair users; meets all
requirements of Barrier Free Design Code.

SUB: Subsidized rent based on income.

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
Amber Ben 2601 E. Grand River E. Lansing 371-1003	yes	no	yes
Benson Hills 5800 Benson Haslett 339-9911	yes	yes	yes
Brookshires 3923 Hunters Ridge Lansing 394-0736	would build ramp	no	no
Burnt Tree 500 W. Lake Lansing E. Lansing 351-3540	yes	yes	
Butternut Creek 100 Butternut Drive Charlotte 543-2996	yes	no	yes
Capitol Commons 600 S. Sycamore Lansing 484-0505	yes	yes	yes

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
Capitol Commons Seniors 500 S. Pine Lansing 482-8880	yes	yes	yes
Carraige Lane 3882 Dobie Okemos 349-1643	yes	yes	yes
Cavanaugh West 1122 Mary Lansing 393-3926	yes	yes	no
Cedar Place Sen. Citizens 201 W. Jolly Lansing 882-0766	no	no	yes
Cedar Village 303 Bogue E. Lansing 351-5180	yes	yes	
Coronado Gardens Coop. 3056 N. Waverly Lansing 321-1928	no	no	yes
Country Meadows Villas 13098 Appletree DeWitt 669-8338	yes	yes	yes
Deerpath Apts 1290 Deerpath E. Lansing 332-7118	yes	yes	yes
Delta Square 5426 W. Michigan Lansing 321-2650	yes	yes	no
East Glen Elderly Apts. 1801 N. Hagadorn E. Lansing 337-2009	yes	yes	yes

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
Edgewood Glen Apts. 1404 W. Edgewood Blvd. Lansing 393-5444	yes	yes	yes
Edgewood Village 6213 Towar Gardens Circle E. Lansing 351-1400	yes	yes	yes
Elmwood Park Apts. 1030 Woodale Lansing 321-5146	no	no	yes
Evergreen Terrace 1001 W. Cavanaugh Lansing 393-5423	no	no	yes
Fairfax Apts. 831 Brookside Drive Lansing 321-2700	yes	yes	no
Fountain Place 920 S. Washington Lansing 484-9023	yes	no	no
Friendship Manor 200 Friendship E. Lansing 351-7540	no	no	yes
Grange Acres 6101 Marsh Haslett 339-9321	yes	yes	yes
Groesbeck Apts. B1903 Wood St. Lansing 487-1080	yes	yes	no
Hoyt Avenue 1904 Hoyt Ave. Lansing 487-6550	no	no	yes
Hickory Woods Apts. 601 Sadie Court Lansing 485-6938	yes	yes	yes
Hi-Way Rental 3609 N. East Lansing 484-5619	no	yes	no
Hillcrest Village 540 Glenmoor E. Lansing 332-4039	no	yes	no

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
Homestead Apts. 500 W. Lake Lansing E. Lansing 351-7700	yes	yes	no
Kalamink Creek Apt 392 W. Grand River Webberville 521-4924	yes	yes	yes
Kaynorth Apts. 5509 Joshua Lansing 887-1207	yes	yes	no
Lansing Towers 610 W. Ottawa Lansing 482-8838	yes	no	no
Lilac Lawn Apts. 818 S. Harrison Road E. Lansing 332-8064	yes	yes	no
Montgomery Court 1715 Huntsville Haslett 349-1666	will build ramps		
Nemoke Trails Nemoke Trail Haslett 349-2614	yes	yes	no
Oak Park Apts. 900 Long Blvd. Lansing 694-3971	yes	yes	no
The Oaks 136 Reniger E. Lansing 336-9525	yes	yes	no
Okemos Station Apts. 4235 Southport Circle Okemos 349-5921	yes	yes	yes
O L School Village 350 Hall Eaton Rapids	yes	yes	no
Pebble Creek Townhouses 1351 Pebblecreek E. Lansing 351-0460	no	no	yes

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
The Ponds 1563 West Pond Okemos 349-6867	yes	yes	no
Porter Apts. 501 Townsend Lansing 484-4134	yes	yes	yes
Ramblewood Apts. 6300 W. Michigan Lansing 321-6300	yes	yes	no
Residence Inn East 1600 E. Grand River E. Lansing 332-7711	yes	yes	no
River Glen Apts 5000 S. Hagadorn E. Lansing 351-7306	yes	yes	no
Riverfront Apts. 601 N. Cedar Lansing 372-1082	yes	yes	yes
Runaway Bay Apts. 1011 Runaway Bay Dr. Lansing 321-0123	yes	yes	no
Serenity Place 216 S. Clinton Grand Ledge 627-8469	yes	yes	yes
Somerset Apts. 1401 W. Holmes Lansing 394-6800	yes	no	yes
Springtree Apts. 3029 Beau Jardin Lansing 393-0210	yes	yes	
Stone Ridge Meadows 5531 Kaynorth Lansing 887-0925	yes	yes	
Stonehedge Apts. 1501 North Shore E. Lansing 351-6789	yes	yes	yes
Tamarack Apts. 4400 Holt Rd. Holt 694-0074	yes	yes	yes

<u>NAME</u>	<u>ACC</u>	<u>BF</u>	<u>SUB</u>
Tammany Hills Apts. 3120 Staten Lansing 393-1112	yes	yes	no
Timber Lake Apts. 1501 N. Shore E. Lansing 351-6789	yes	yes	yes
Trappers Cove 2720 Trappers Cove Lansing 882-8102	yes	yes	no
Verndale Apts. 823 Montevideo Lansing 321-2292	yes	no	no
Village Inn 2211 N. Cedar Holt 699-2187	yes	no	no
Ville Montee 301 Rampart Way E. Lansing 351-9451	yes	no	no
Washington Apts. 927 S. Washington Lansing 482-9921	yes	no	no
Washington Woods Apts. 5801 S. Washington Lansing 887-0100	yes	yes	yes
Waverly Park Apts. 4030 Hartford Lansing 646-0530	yes	yes	no
Whitehall & Riverbend 206 E. Main Lansing 321-1770	yes	no	
Willowood Apts. 201 E. Edgewood Blvd. Lansing 882-2234	yes	no	no
Woodbrook Village 1705 Coolidge Rd. E. Lansing 332-7150	yes	yes	no

CITY OF LANSING
ASSISTED HOUSING INVENTORY
OCTOBER 1991

Lansing Housing Commission
Managed Public Housing

<u>Project</u>	<u># Units</u>
Mt. Vernon	140
LaRoy Froh	100
Hildebrandt	100
Oliver Towers	101
S. Washington Park	188
Forest-Hoyt	52
Scattered Sites	254
TOTAL	935

Other

Somerset Apt. (Elderly) - Section 8 New Construction	100
Homeowner Program	11
Total	111

Multi Family Projects

<u>Project</u>	<u>Type</u>	<u># Units</u>
Cranbrook Manor	236	136
Pinebrook Manor	236	136
Vincent Court	221(d)(3)	56
Sunnyridge Townhouses	221(d)(3)	116
Marscot Meadows	221(d)(4)	220
Coronado Gardens Co-op	236	64
Woodbridge Commons Co-op	236	157
Colonial Townhouses Co-op	236	241
Village Townhouses Co-op	221(d)(3)	313
Highlands Co-op	221(d)(3)	414
Canterbury Commons I & II	236	350
Cedar Place	236	220
Friendship Manor	236	170
Riverfront Towers	Sect 8 New Const.	212
Southbrook Villa	Sect 8 New Const.	128
Moore Living Center	236/MSHDA	32
Oak Park Village	221(d)(4)	208
Moore Living Center	Section 8 New Const.	12
Capitol Commons	MSHDA/Section 8 New Construction	200
Capitol Park	Section 8 Sub Rehab	98
Hickory Woods	MSHDA/Section 8 New Construction	102

Capitol Manor	MSHDA/Rental Rehab/	
	Sec 8 Sub Rehab	66
Independence Square	202	20
Capitol Gardens	202	20
Edgewood Glen	MSHDA/Section 8/	
	Mod Rehab	50
Washington Woods	MSHDA/Section 8/	
	Handicap	12
Willow Vista	MSHDA/Section 8/	
	Mod Rehab	53
Woodview North	Section 8	51
Penfil Apts.	MSHDA/Rental Rehab	27
Ethel Apts.	MSHDA/Rental Rehab	9
	TOTAL	3893

FORM C-404
(3-10-84)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

**REPORT OF BUILDING OR ZONING
PERMITS ISSUED AND LOCAL
PUBLIC CONSTRUCTION**

CENSUS USE ONLY

Has the geographic coverage of this permit
system changed during this period?
☒ No ☐ Yes - Explain in comments

If no permits were issued during this
period, enter (X) in box and return
form ☐

OMB No. 0607-0094: Approval Expires December 1986

Period in which
permits issued **FEBRUARY 1986**

PLEASE MAIL ON OR BEFORE THE 4TH DAY OF THE MONTH
(Please correct any errors in name or address)

YOUR FILE COPY Please read the instructions before
completing form. For further help,
call collect (301) 763-7244.

		PRIVATELY OWNED			PUBLICLY OWNED			
		Number Buildings (b)	Housing units (c)	Valuation of construction (Omit cents) (d)	Number Buildings (e)	Housing units (f)	Valuation of construction (Omit cents) (g)	
Section I - NEW RESIDENTIAL HOUSE- KEEPING BUILDINGS AND MOBILE HOMES		Item No. (a)						
One-family houses, detached		101						
One-family houses attached, each unit separated from adjoining unit(s) by a wall that extends from ground to roof		102						
Two-family buildings		103						
Three- and four-family buildings		104						
Five-or-more family buildings		105	1	35			788,300.	
TOTAL (Sum of 101-105)		109						
Mobile homes		112						
Section II - NEW RESIDENTIAL NON- HOUSEKEEPING BUILDINGS		Item No. (a)	Number Buildings (b)	Rooms (c)	Valuation of construction (Omit cents) (d)	Number Buildings (e)	Rooms (f)	Valuation of construction (Omit cents) (g)
Hotels, motels, and tourist cabins intended for transient accommodations		213						
Other nonhousekeeping shelter		214						
Section III - NEW NONRESIDENTIAL BUILDINGS		Item No. (a)	Number Buildings (b)	Housing units (c)	Valuation of construction (Omit cents) (d)	Number Buildings (e)	Housing units (f)	Valuation of construction (Omit cents) (g)
Amusement and recreational buildings		318						
Churches and other religious buildings		319						
Industrial buildings		320						
Parking garages (open to general public)		321						
Service stations and repair garages		322						
Hospitals and other institutional buildings		323						
Office, bank, and professional buildings		324						
Public works and utilities buildings		325						
Schools and other educational buildings		326						
Stores and other mercantile buildings		327	1		217,580.			
Other nonresidential buildings		328	1		2,000.			
Structures other than buildings		329						
Section IV - ADDITIONS AND ALTERATIONS								
Residential additions and alterations that result in	An increase in the number of housing units (in the housing units column, enter only the number of additional units)	433						
	No change in the number of housing units	434	24		155,244.			
	A decrease in the number of housing units (in the housing units column, enter only the number of decreased units)	435						
	Residential garages and carports (attached and detached)	436	2		12,260.			
All other buildings and structures		437	37		1,362,534.			

PLEASE CONTINUE ON REVERSE SIDE →

Section V - CONVERSIONS				PRIVATELY OWNED			PUBLICLY OWNED		
Item No. (a)	Description (b)	Number (c)		Valuation of construction (Omit cents) (d)	Number (e)		Valuation of construction (Omit cents) (g)		
		Buildings (b)	Housing units (c)		Buildings (e)	Housing units (f)			
540	Nonresidential and nonhousekeeping buildings to housekeeping buildings								
541	Housekeeping buildings to nonresidential and nonhousekeeping buildings								
Section VI - DEMOLITIONS AND RAZING OF BUILDINGS									
645	One-family buildings attached and detached								
646	Two-family buildings								
647	Three- and four-family buildings								
648	Five-or-more family buildings								
649	All other buildings and structures	1							
Section VII - ADDITIONAL INFORMATION FOR INDIVIDUAL PERMITS OF \$500,000 OR MORE									
Please provide in the space below, additional information for each individual permit valued at \$500,000 or more entered in sections I through V.									
Item No. from Sec. I-V (a)	Description (b)	Name and address of owner or builder (c)	Ownership Mark (X) one (d)	Valuation of construction (Omit cents) (e)	Number of housing units (f)	Number of buildings (g)			
105	Kind of building 35 unit apt. bldg. Site address 3127-29-31 Trappers Cove	Edward Rose Realty Lansing, MI	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	\$ 788,300					
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
	Kind of building Site address		<input type="checkbox"/> Private <input type="checkbox"/> Public						
Comments									
Name of person to contact regarding this report James Jones				Telephone					
Title Principal Clerk				Area code 77	Number 483-1355	Extension			